

144 Merganser Drive W
Chestermere, Alberta

MLS # A2301339



\$460,000

Division:	Dawson's Landing		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,514 sq.ft.	Age:	2024 (2 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.05 Acre		
Lot Feat:	Back Yard, Front Yard, Rectangular Lot, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Quartz Counters, Recessed Lighting		

Inclusions: N/A

Welcome to this beautifully maintained, nearly new home in Dawson's Landing in Chestermere, offering over 1,500 sq ft of thoughtfully designed living space with 3 bedrooms and 2.5 bathrooms. The bright, open-concept main floor features a modern kitchen with quartz countertops, stainless steel appliances, a large island, and ample cabinetry—perfect for both everyday living and entertaining. Upstairs, you'll find well-sized bedrooms including a comfortable primary retreat with a walk-in closet and private ensuite. What truly sets this home apart is the fully completed front and backyard landscaping, delivering a true turnkey experience from day one, along with the added benefit of no condo fees, giving you the freedom of ownership without ongoing monthly costs. The unfinished basement offers incredible flexibility—whether you're looking to create additional living space, add value over time, or customize it to your exact needs, it's a blank canvas with future upside. A double detached garage and additional parking complete this fantastic opportunity, ideally located close to parks, pathways, schools, and everyday amenities.