

154 Merganser Drive W
Chestermere, Alberta

MLS # A2310856



\$480,000

Division:	Dawson's Landing		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,643 sq.ft.	Age:	2023 (3 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Yard, Front Yard, Rectangular Lot, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-3
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting		

Inclusions: N/A

Welcome to 154 Merganser Drive W, located in Chestermere's community of Dawson's Landing. This 3 BEDROOM, 2.5 BATHROOM townhome offers a functional open-concept layout, modern finishes, and an UNFINISHED BASEMENT ready for future development, and best of all, NO CONDO FEES. The main floor features vinyl plank flooring, a bright living area, and a modern kitchen complete with QUARTZ COUNTERTOPS, stainless steel appliances, a large island with seating, tall cabinet pantry storage, and plenty of additional cabinet space. Zebra style blinds have been installed throughout the home, adding both style and functionality. The open concept main floor provides a practical layout for everyday living and entertaining. Upstairs you will find 3 bedrooms including a spacious primary bedroom with walk-in closet and ensuite bathroom with dual sinks. Two additional bedrooms, a second full bathroom, and convenient upper-level laundry complete the upper floor. The unfinished basement offers excellent storage and future development potential. Outside, enjoy the DOUBLE DETACHED GARAGE and backyard space between the home and garage. Located just a quick drive to Stoney Trail and East Hills Shopping Centre, this home offers convenient access into Calgary while still enjoying the amenities and lifestyle Chestermere has to offer. Great opportunity for a first time buyer, family, or investor.