

**203, 33 merganser Drive
Chestermere, Alberta**

MLS # A2311736



\$439,000

Division:	Chelsea_CH		
Type:	Residential/Five Plus		
Style:	Townhouse		
Size:	1,651 sq.ft.	Age:	2023 (3 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Landscaped, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 299
Basement:	None	LLD:	-
Exterior:	Concrete, Stone, Vinyl Siding	Zoning:	mxc
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Quartz Counters, Walk-In Closet(s)		

Inclusions: EV Charger

This beautifully designed townhome offers 3 bedrooms, 2.5 bathrooms and a dedicated main floor office space. Combining modern style with everyday functionality. The Open concept kitchen is a standout feature, complete with stainless steel appliances, Quartz countertops, and sleek contemporary cabinetry. Oversized windows fill the home with natural light, while 9' ceilings on the main floor create a bright and spacious atmosphere. Upstairs, the primary retreat features a walk-in closet and a stunning 5-piece ensuite with dual vanities. Two additional generously sized bedrooms, a full 4-piece bathroom, and convenient upper-floor laundry complete the level. Additional highlights include upscale finishes throughout, an insulated attached double garage complete with EV CHARGER and HOT and COLD HOSE BIBS. Ideally situated close to parks, pathways, and everyday amenities, this home is just minutes from major shopping destinations including Costco, Walmart and Challo Freshco. Enjoy quick access to the City of Calgary as well as nearby Chestermere Lake for year-round recreation. Move-in ready and thoughtfully appointed, this exceptional townhome offers the perfect balance of comfort, convenience, and modern living. Book your private showing today.