

# \$454,999 - 402, 33 Merganser Drive W, Chestermere

MLS® #A2212665

**\$454,999**

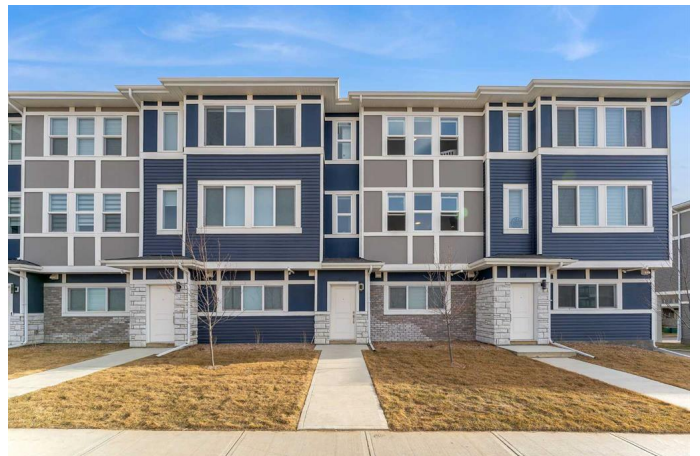
4 Bedroom, 3.00 Bathroom, 1,664 sqft

Residential on 0.00 Acres

Chelsea\_CH, Chestermere, Alberta

Exquisite 4-Bedroom Townhome, nestled in the thriving and vibrant community of Chelsea. This exceptional home offers unparalleled convenience with nearby playgrounds, scenic pathways, and shopping options, all within a welcoming and dynamic neighbourhood. Step inside to discover a beautifully designed living space featuring 4 bedrooms, 2.5 bathrooms, and an attached double garage. The main floor includes a versatile bedroom that's ideal for guests or a home office. The interior showcases top-tier finishes and craftsmanship, including elegant Vinyl Plank flooring throughout the main living areas and high ceilings. The gourmet kitchen is a chef's delight, featuring Full-Height Cabinetry with a sleek Stainless Steel Appliance package, and a storage pantry. The Eat-Up Bar, highlighted by stunning Quartz Countertops, offers a stylish spot for casual dining and entertaining. The Primary Bedroom serves as a serene retreat, complete with a spacious walk-in Closet and a luxurious 5-piece Ensuite bathroom and two additional Bedrooms, a 4-piece Main Bathroom, and convenient upper-floor Laundry, ensuring comfort and practicality for the entire family. Seize the opportunity to make this exceptional townhome yours today! Disclosure: Some of the pictures in the listing has been virtually staged.

Built in 2024



## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2212665      |
| Price          | \$454,999     |
| Bedrooms       | 4             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,664         |
| Acres          | 0.00          |
| Year Built     | 2024          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 3 Storey      |
| Status         | Active        |

## Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 402, 33 Merganser Drive W |
| Subdivision | Chelsea_CH                |
| City        | Chestermere               |
| County      | Chestermere               |
| Province    | Alberta                   |
| Postal Code | T1X2S3                    |

## Amenities

|                |                            |
|----------------|----------------------------|
| Amenities      | Parking, Community Gardens |
| Parking Spaces | 2                          |
| Parking        | Double Garage Attached     |
| # of Garages   | 2                          |

## Interior

|                   |                                                                           |
|-------------------|---------------------------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home, Open Floorplan                           |
| Appliances        | Dishwasher, Electric Range, Garage Control(s), Refrigerator, Washer/Dryer |
| Heating           | Forced Air                                                                |
| Cooling           | None                                                                      |
| Basement          | None                                                                      |

## Exterior

|                   |         |
|-------------------|---------|
| Exterior Features | Balcony |
|-------------------|---------|

|                 |                    |
|-----------------|--------------------|
| Lot Description | Back Lane          |
| Roof            | Asphalt Shingle    |
| Construction    | Cement Fiber Board |
| Foundation      | Poured Concrete    |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 17th, 2025 |
| Days on Market | 19               |
| Zoning         | MXC              |

### **Listing Details**

|                |                                |
|----------------|--------------------------------|
| Listing Office | Executive Real Estate Services |
|----------------|--------------------------------|

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