

# \$410,900 - 3117, 6 Merganser Drive W, Chestermere

MLS® #A2227952

**\$410,900**

3 Bedroom, 2.00 Bathroom, 840 sqft  
Residential on 0.00 Acres

Chelsea\_CH, Chestermere, Alberta

Discover Lockwood â€” a stunning 3-bedroom, 2-bathroom Corner Unit with 2 Parking Stalls, perfectly situated in the vibrant and growing community of Chelsea in Chestermere. Enjoy the convenience of nearby parks, playgrounds, and walking trails, with Chestermere Lake just a short distance away, perfect for outdoor activities and water sports. Local amenities such as Chestermere Station, Chestermere Crossing, and various shopping and dining options are also within easy reach, offering a dynamic and welcoming neighbourhood. This beautiful home offers an exceptional living experience with an open-concept floor plan and an oversized south-facing balcony that floods the space with natural light, providing stunning viewsâ€”ideal for outdoor entertaining and relaxation. Inside, you'll find the highest quality fit and finish, including luxurious vinyl plank flooring throughout the living areas and high ceilings that enhance the spacious feel. The kitchen is a chef's delight, boasting full-height cabinetry with soft-close doors and drawers, a sleek stainless steel appliance package, and a pantry. The eat-up bar, adorned with elegant quartz countertops, creates the perfect spot for casual dining and entertaining. The primary bedroom is a true retreat, featuring a spacious walk-through closet that leads to a 3-piece ensuite. Two additional bedrooms and a well-appointed 4-piece main bathroom complete this thoughtfully designed layout, ensuring comfort for all. Beyond your door, indulge in a range of



amenities designed to enhance your lifestyle. Stay active in the well-equipped gym, and enjoy gatherings in the owners' lounge. Plus, convenient bike storage makes it easy to explore the beautiful surroundings. This bright and airy home is move-in ready, offering you the chance to embrace the TRUMAN lifestyle and live better than ever! Photo gallery of a similar unit.

Built in 2024

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2227952          |
| Price          | \$410,900         |
| Bedrooms       | 3                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 840               |
| Acres          | 0.00              |
| Year Built     | 2024              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

**Community Information**

|             |                           |
|-------------|---------------------------|
| Address     | 3117, 6 Merganser Drive W |
| Subdivision | Chelsea_CH                |
| City        | Chestermere               |
| County      | Chestermere               |
| Province    | Alberta                   |
| Postal Code | T1X2Y2                    |

**Amenities**

|                |                                 |
|----------------|---------------------------------|
| Amenities      | Bicycle Storage, Fitness Center |
| Parking Spaces | 2                               |
| Parking        | Stall, Underground              |
| # of Garages   | 2                               |

## Interior

|                   |                                                                                     |
|-------------------|-------------------------------------------------------------------------------------|
| Interior Features | Chandelier, Granite Counters, Kitchen Island                                        |
| Appliances        | Dishwasher, Microwave Hood Fan, Range, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Baseboard                                                                           |
| Cooling           | None                                                                                |
| # of Stories      | 4                                                                                   |
| Basement          | None                                                                                |

## Exterior

|                   |                        |
|-------------------|------------------------|
| Exterior Features | Garden, Playground     |
| Roof              | Membrane               |
| Construction      | Composite Siding       |
| Foundation        | Poured Concrete, Other |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | June 6th, 2025 |
| Days on Market | 10             |
| Zoning         | M-2            |

## Listing Details

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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