

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

MLS® #A2212665

**\$454,999**

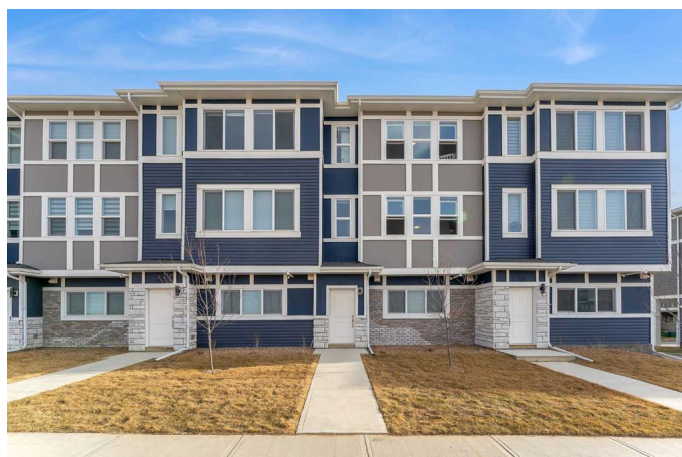
4 Bedroom, 3.00 Bathroom, 1,664 sqft

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 thatâ€™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 chefâ€™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
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Lot Description	Back Lane
Roof	Asphalt Shingle
Construction	Cement Fiber Board
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 17th, 2025
Days on Market	2
Zoning	MXC

### **Listing Details**

Listing Office	Executive Real Estate Services
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