

4414, 6 Merganser Drive
Chestermere, Alberta

MLS # A2206629

\$369,900

Division:	Chelsea_CH		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	693 sq.ft.	Age:	2025 (0 yrs old)
Beds:	2	Baths:	2
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 297
Basement:	-	LLD:	-
Exterior:	Composite Siding	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	High Ceilings, Kitchen Island, Open Floorplan, See Remarks, Walk-In Closet(s)		

Inclusions: NA

Step into comfort and style with this BRAND NEW beautifully designed 2-bedroom, 2-bathroom + den condo in the vibrant, master-planned community of Chelsea. Nestled on the westerly edge of Chestermere, this growing neighborhood is just a quick 20-minute drive to downtown Calgary, making it perfectly positioned for work, play, and everything in between. Enjoy all the perks of this 316-acre community, destined to be home to over 5,400 residents and surrounded by parks, pathways, schools, shopping, and a unique Eco Park – making it a true destination for lifestyle and connection. Inside this sunny south-facing suite, you'll love the bright, open-concept design, complete with luxury plank flooring, quartz countertops, stainless steel appliances, and triple-pane windows for year-round comfort and energy efficiency. The kitchen is a standout with full-height cabinetry and a sleek eat-up bar – perfect for casual mornings or entertaining. The spacious den is ideal for a home office or cozy nook, while the primary suite offers a walk-through closet and elegant 3-piece ensuite. A second bedroom, full bathroom, and in-suite laundry round out this functional, stylish home. Love to stay active? No need to go far – enjoy the convenience of an on-site gym and relax or host in the owner's lounge (available for private use \$). And with underground parking, bike storage, and nearby access to Chestermere Lake, parks, trails, and shopping at Chestermere Station and Crossing – everything you need is right at your fingertips. Whether you're a first-time buyer, downsizing, or looking for a lifestyle upgrade, this turn-key condo is the perfect blend of luxury and low-maintenance living. Life is better at the Lockwood – where community, convenience, and comfort come together. Welcome home!