

# \$469,999 - 806, 33 Merganser Drive W, Chestermere

MLS® #A2226347

**\$469,999**

4 Bedroom, 3.00 Bathroom, 1,658 sqft

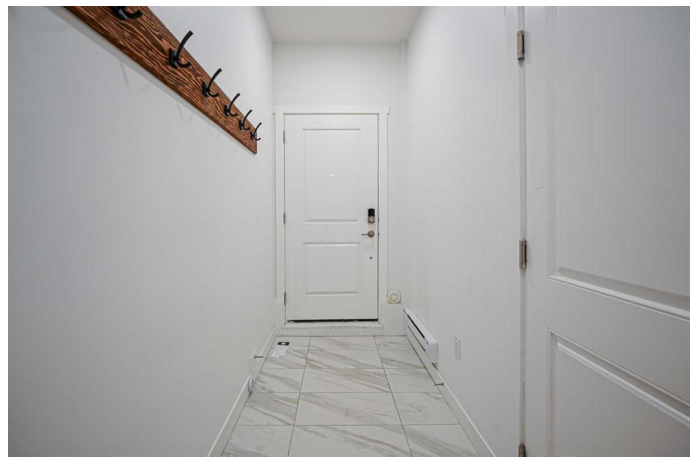
Residential on 0.00 Acres

Chelsea\_CH, Chestermere, Alberta

Beautiful End Unit Townhome with 4 Rooms and 2.5 Baths, Including a Jack & Jill Bathroom

Welcome to this stylish and functional end unit townhome in the community of Chelsea, Chestermere. Offering 4 rooms (3 bedrooms upstairs and a flexible den/4th room on the ground level), 2.5 bathrooms and a thoughtfully designed layout, this home is perfect for families, professionals or investors. Upstairs, two secondary bedrooms share a convenient Jack & Jill 3-piece bathroom, while the spacious primary suite features its own private en-suite with a glass shower and a walk-in closet. The open-concept main level showcases a modern kitchen with quartz countertops, ceiling height cabinets, stainless steel appliances, and a large island, ideal for entertaining or family meals. Luxury vinyl plank flooring flows throughout and the dining area leads to a private balcony with a BBQ gas line for summer grilling. The bright and inviting living room is surrounded by large windows for plenty of natural light. Upstairs laundry with extra storage makes life easy. This home backs onto a green courtyard, great for kids or pets to play and includes an attached garage. Located just minutes from East Hills Shopping (Costco, Walmart, Cineplex) Chestermere Lake, downtown Calgary and the airport. Book your private showing today.

Built in 2023



## Essential Information

MLS® #	A2226347
Price	\$469,999
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,658
Acres	0.00
Year Built	2023
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

## Community Information

Address	806, 33 Merganser Drive W
Subdivision	Chelsea_CH
City	Chestermere
County	Chestermere
Province	Alberta
Postal Code	T1X 2S3

## Amenities

Amenities	None
Parking Spaces	2
Parking	Driveway, Single Garage Attached
# of Garages	2

## Interior

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Basement	None

## Exterior

Exterior Features	Balcony, BBQ gas line, Lighting, Playground
Lot Description	Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	May 30th, 2025
Days on Market	18
Zoning	MXC

**Listing Details**

Listing Office	eXp Realty
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