

# \$445,000 - 304, 33 Merganser Drive W, Chestermere

MLS® #A2221936

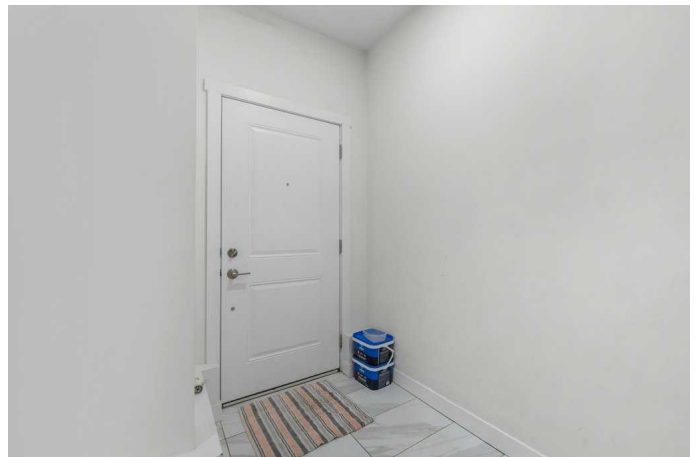
**\$445,000**

4 Bedroom, 3.00 Bathroom, 1,674 sqft

Residential on 0.00 Acres

Chelsea\_CH, Chestermere, Alberta

3-Storey Townhome | 1,674 SqFt | Main Level Bedroom | Open Floor Plan Living Space | Central Kitchen | Quartz Countertops | Full Height Cabinets | Stainless Steel Appliances | Breakfast Bar with Barstool Seating Area | Kitchen Island | High Ceilings | Incredible Natural Light | Sizeable Bedrooms | Upper Level Laundry | Balcony | Double Attached Garage | Incredible Location | Quick Commute to Calgary. Welcome to this stunning 3-storey townhome boasting 1,674 SqFt with 4 bedrooms, 2.5 baths, a den, an incredible living space. The front door opens to a main level foyer and a bedroom with great closet storage. The main level also has an interior garage door that leads to your double attached garage. Upstairs the 2nd level has a grand open floor plan with an incredible living space. The dining room, kitchen and living rooms are all bright with natural light and have high ceilings that compliment your square footage. The kitchen is centred on this level and is finished with full height cabinets, sparkling quartz countertops, stainless steel appliances, an island and an extended breakfast bar with barstool seating. The dining room is paired with a sliding glass door that leads to a great balcony where you can enjoy outdoor dining in the warm summer months. The spacious balcony is outfitted with a gas line for a BBQ. The living room has a TV ready wall and ample space for a large and comfortable sofa set. This level is complete with a 2pc bath. The uppermost level holds 3 bedrooms, 2



bathrooms and laundry. The primary bedroom has a deep walk-in closet and private 5pc ensuite bath. The ensuite has a deep tub/shower combo and a double vanity with a quartz countertop and great storage below. Bedrooms 2 & 3 are both sizeable and share the 4pc bath. The upper level laundry is every home owner's dream as its near all the bedrooms! The double attached garage is an added bonus as this provides you with 2 weather controlled parking spaces year round. The centre of this townhome complex has a beautiful outdoor shared space with benches to enjoy. The location of this home can't be beat; only a 5 minute drive to Stoney Trail SE makes this an easy commute to Calgary. Hurry and book a showing at this incredible home today!

Built in 2023

**Essential Information**

MLS® #	A2221936
Price	\$445,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,674
Acres	0.00
Year Built	2023
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

**Community Information**

Address	304, 33 Merganser Drive W
Subdivision	Chelsea_CH
City	Chestermere

County	Chestermere
Province	Alberta
Postal Code	T1X 2S3

### Amenities

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

### Interior

Interior Features	Double Vanity, No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s)
Appliances	Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked
Heating	Forced Air
Cooling	None
Basement	None

### Exterior

Exterior Features	Balcony
Lot Description	Back Lane, Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame, Concrete
Foundation	Poured Concrete

### Additional Information

Date Listed	May 29th, 2025
Days on Market	88
Zoning	MXC

### Listing Details

Listing Office	RE/MAX Crown
----------------	--------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.