\$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 Concrete, Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed May 29th, 2025

Days on Market 60

Zoning MXC

Listing Details

Listing Office RE/MAX Crown

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