

**4416, 6 Merganser Drive W  
Chestermere, Alberta**

**MLS # A2196607**



**\$344,900**

<b>Division:</b>	Chelsea_CH		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	628 sq.ft.	<b>Age:</b>	2024 (1 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Stall, Titled		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Membrane	<b>Condo Fee:</b>	\$ 261
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding	<b>Zoning:</b>	M-2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Open Floorplan, Quartz Counters		

**Inclusions:** n/a

Discover your dream home in the heart of the vibrant Lockwood community, where nature and convenience come together effortlessly. This stunning TOP Floor 2-bedroom, 1-bathroom unit, complete with a titled parking stall, offers a truly exceptional living experience. Nestled in a dynamic neighborhood, you'll enjoy being just moments away from a scenic lake—perfect for peaceful walks or soaking in the beauty of the outdoors. Additionally, nearby playgrounds, scenic pathways, and shopping options further elevate the convenience and appeal of this location. Step inside and be captivated by the open-concept floor plan that beautifully blends style with function. An oversized south-facing balcony allows natural light to flood the space, creating the perfect setting for relaxation and outdoor entertaining. High ceilings and stunning vinyl plank flooring throughout add to the modern elegance of the home. The kitchen is sure to impress, featuring full-height cabinetry with soft-close doors and drawers, a sleek stainless steel appliance package, and a spacious pantry. The striking quartz countertops and eat-up bar provide the ideal space for casual dining and gatherings. The primary bedroom is a true retreat, boasting a generous walk-through closet that leads to a luxurious 4-piece bathroom. An additional bedroom offers flexibility for guests, a home office, or a personal sanctuary. Move-in ready and brimming with potential, this bright, airy home offers a lifestyle of comfort and convenience in one of the most sought-after communities around. Embrace the beauty and tranquility of the Lockwood lifestyle—your new home awaits! \*Photo Gallery of similar unit\*