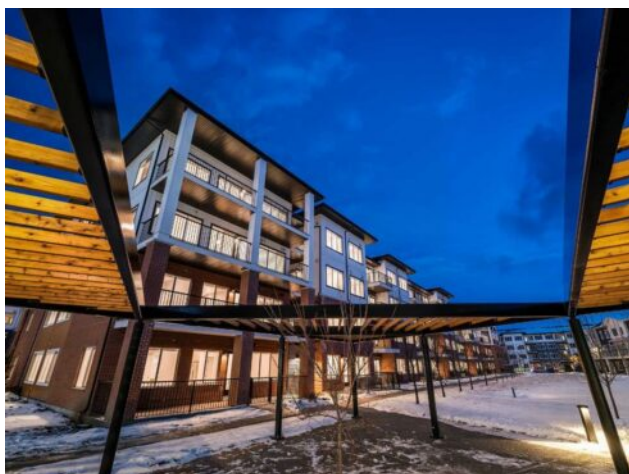


**3117, 6 Merganser Drive W
Chestermere, Alberta**

MLS # A2200367



\$414,900

Division:	Chelsea_CH		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	840 sq.ft.	Age:	2024 (1 yrs old)
Beds:	3	Baths:	2
Garage:	Stall, Titled		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard
Floors:	Vinyl Plank
Roof:	Membrane
Basement:	None
Exterior:	Composite Siding
Foundation:	Poured Concrete
Features:	High Ceilings, Open Floorplan, Pantry, Quartz Counters

Water:	-
Sewer:	-
Condo Fee:	\$ 344
LLD:	-
Zoning:	M-2
Utilities:	-

Inclusions: n/a

Discover Lockwood & a stunning 3-bedroom, 2-bathroom Corner Unit with 1 Parking Stall, perfectly situated in the vibrant and growing community of Chelsea in Chestermere. Enjoy the convenience of nearby parks, playgrounds, and walking trails, with Chestermere Lake just a short distance away, perfect for outdoor activities and water sports. Local amenities such as Chestermere Station, Chestermere Crossing, and various shopping and dining options are also within easy reach, offering a dynamic and welcoming neighbourhood. This beautiful home offers an exceptional living experience with an open-concept floor plan and an oversized south-facing balcony that floods the space with natural light, providing stunning views—ideal for outdoor entertaining and relaxation. Inside, you'll find the highest quality fit and finish, including luxurious vinyl plank flooring throughout the living areas and high ceilings that enhance the spacious feel. The kitchen is a chef's delight, boasting full-height cabinetry with soft-close doors and drawers, a sleek stainless steel appliance package, and a pantry. The eat-up bar, adorned with elegant quartz countertops, creates the perfect spot for casual dining and entertaining. The primary bedroom is a true retreat, featuring a spacious walk-through closet that leads to a 3-piece ensuite. Two additional bedrooms and a well-appointed 4-piece main bathroom complete this thoughtfully designed layout, ensuring comfort for all. Beyond your door, indulge in a range of amenities designed to enhance your lifestyle. Stay active in the well-equipped gym, and enjoy gatherings in the owners' lounge. Plus, convenient bike storage makes it easy to explore the beautiful surroundings. This bright and airy home is move-in ready, offering you the chance to embrace the TRUMAN lifestyle and live better than ever! Photo gallery

of a similar unit.