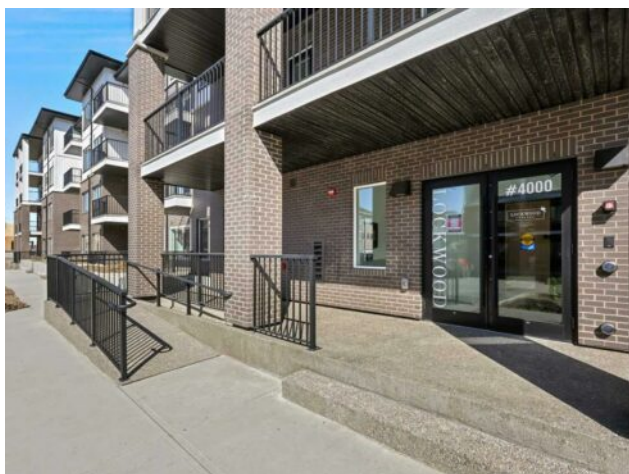


**4414, 6 Merganser Drive  
Chestermere, Alberta**

**MLS # A2206629**



**\$369,900**

<b>Division:</b>	Chelsea_CH		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	693 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

**Heating:** Baseboard

**Floors:** Vinyl Plank

**Roof:** -

**Basement:** -

**Exterior:** Composite Siding

**Foundation:** -

**Features:** High Ceilings, Kitchen Island, Open Floorplan, See Remarks, Walk-In Closet(s)

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 297

**LLD:** -

**Zoning:** M-2

**Utilities:** -

**Inclusions:** NA

Step into comfort and style with this BRAND NEW beautifully designed 2-bedroom, 2-bathroom + den condo in the vibrant, master-planned community of Chelsea. Nestled on the westerly edge of Chestermere, this growing neighborhood is just a quick 20-minute drive to downtown Calgary, making it perfectly positioned for work, play, and everything in between. Enjoy all the perks of this 316-acre community, destined to be home to over 5,400 residents and surrounded by parks, pathways, schools, shopping, and a unique Eco Park &mdash; making it a true destination for lifestyle and connection. Inside this sunny south-facing suite, you'll love the bright, open-concept design, complete with luxury plank flooring, quartz countertops, stainless steel appliances, and triple-pane windows for year-round comfort and energy efficiency. The kitchen is a standout with full-height cabinetry and a sleek eat-up bar &mdash; perfect for casual mornings or entertaining. The spacious den is ideal for a home office or cozy nook, while the primary suite offers a walk-through closet and elegant 3-piece ensuite. A second bedroom, full bathroom, and in-suite laundry round out this functional, stylish home. Love to stay active? No need to go far &mdash; enjoy the convenience of an on-site gym and relax or host in the owner's lounge (available for private use \$). And with underground parking, bike storage, and nearby access to Chestermere Lake, parks, trails, and shopping at Chestermere Station and Crossing &mdash; everything you need is right at your fingertips. Whether you're a first-time buyer, downsizing, or looking for a lifestyle upgrade, this turn-key condo is the perfect blend of luxury and low-maintenance living. Life is better at the Lockwood &mdash; where community, convenience, and comfort come together. Welcome home!