

**4104, 6 Merganser Drive W  
Chestermere, Alberta**

**MLS # A2207976**



**\$380,000**

<b>Division:</b>	Chelsea_CH		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	627 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Outside, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

**Heating:** Baseboard

**Floors:** Laminate, Vinyl Plank

**Roof:** Membrane

**Basement:** -

**Exterior:** Composite Siding

**Foundation:** Poured Concrete

**Features:** No Animal Home, No Smoking Home

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 260

**LLD:** -

**Zoning:** M-2

**Utilities:** -

**Inclusions:** None

Your brand new move-in-ready 2-bed, 1-bath main floor condo awaits. Located in a newly constructed building in the community of Chelsea, Chestermere. Showcasing stylish contemporary finishes, a bright open-concept layout, and the convenience of an assigned surface parking stall. Enjoy sunny days in your very own south facing Private patio. Find Plenty of storage space with the full-height cabinetry in the kitchen along with soft-close doors, stainless steel appliances, quartz countertops and eat-up bar. Natural light beams in through the main bedroom which leads you to the walk-through closet and into your modern 4 piece bathroom. Convenient second bedroom can be used as a flex room, office space or family guests. Lockwood offers residents access to a fitness centre, an exclusive owner's lounge, and secure bike storage. Within the complex itself, you'll find thoughtfully landscaped green spaces and a playground, creating a welcoming environment for families and outdoor enjoyment. With a short drive into Calgary, commuting is easy and convenient. East Hills Shopping Centre is just five minutes away and features major retailers such as Costco, Walmart, Cineplex, Marshalls, PetSmart, and Michaels. Closer to home, Chestermere Station and Rainbow Road offer an array of local restaurants, grocery stores, gas stations, drug stores, and professional services. Outdoor enthusiasts will appreciate Chestermere Lake, which offers year-round activities including boating, swimming, fishing, snowmobiling, and ice skating.. The community itself boasts over nine acres of parks, five km of scenic trails, and eco-parks, providing endless opportunities to explore and stay active.