

# \$444,900 - 33 Merganser, Chestermere

MLS® #A2244339

**\$444,900**

3 Bedroom, 3.00 Bathroom, 1,656 sqft

Residential on 0.00 Acres

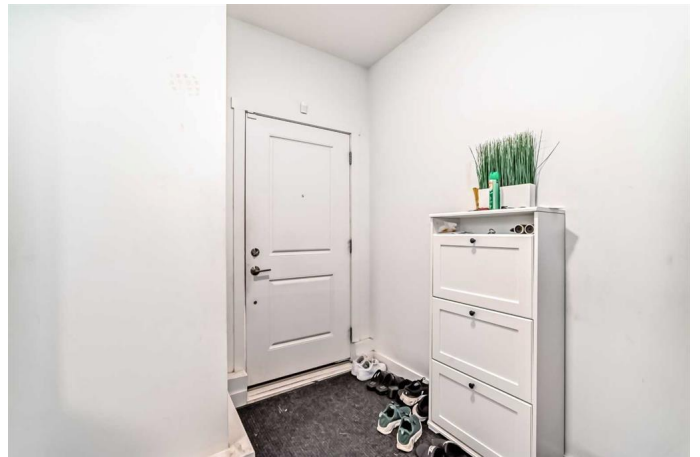
Chelsea\_CH, Chestermere, Alberta

Welcome home this highly upgraded, DOUBLE car garage, 3-storey, row/townhouse in the award winning community of Chelsea, Chestermere. Offering over 1600+ square feet of developed living space. This 3 bedroom, 2.5 half bathroom unit comes ready with desirable features including, gourmet kitchen, stainless steel appliances, granite countertops, 9'foot ceiling on the second floor, oversized windows, upgraded 5-piece ensuite. Enjoy the sunlight year round as the majority of the units windows are south facing. Steps away from parks, pathways, future shopping Centre within the community.

Built in 2022

## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2244339      |
| Price          | \$444,900     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,656         |
| Acres          | 0.00          |
| Year Built     | 2022          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 3 Storey      |
| Status         | Active        |



## Community Information

|             |              |
|-------------|--------------|
| Address     | 33 Merganser |
| Subdivision | Chelsea_CH   |
| City        | Chestermere  |
| County      | Chestermere  |
| Province    | Alberta      |
| Postal Code | T1X2S3       |

## Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Other                  |
| Parking Spaces | 2                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

## Interior

|                   |                                                                               |
|-------------------|-------------------------------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home, Open Floorplan                               |
| Appliances        | Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer |
| Heating           | Forced Air                                                                    |
| Cooling           | None                                                                          |
| Basement          | None                                                                          |

## Exterior

|                   |                        |
|-------------------|------------------------|
| Exterior Features | Balcony                |
| Lot Description   | Other                  |
| Roof              | Asphalt Shingle        |
| Construction      | Concrete, Vinyl Siding |
| Foundation        | Poured Concrete        |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 29th, 2025 |
| Days on Market | 4               |
| Zoning         | MXC             |

## Listing Details

|                |                                |
|----------------|--------------------------------|
| Listing Office | Executive Real Estate Services |
|----------------|--------------------------------|

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