

**3212, 6 Merganser Drive**  
**Chestermere, Alberta**

**MLS # A2217483**



**\$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>	685 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Hot Water	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Membrane	<b>Condo Fee:</b>	\$ 308
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Wood Frame	<b>Zoning:</b>	Multi Family
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Open Floorplan, Walk-In Closet(s)		
<b>Inclusions:</b>	None		

Welcome to this beautifully crafted 2-bedroom, 2-bathroom condo with a den and two titled parking stalls, located in the vibrant lake community of Chelsea, Chestermere. Built by TRUMAN, this home blends modern design, functionality, and luxury—perfect for first-time buyers, downsizers, or investors. Enjoy the best of lake living just minutes from Chestermere Lake with beach access, boat launch, scenic walking trails, playgrounds, and parks. Daily conveniences are close by with easy access to Chestermere Station and Chestermere Crossing, where you’ll find shopping, restaurants, and essential services. Inside, the open-concept layout features a flexible den ideal for a home office, and premium finishes throughout. You’ll love the luxury vinyl plank flooring, soaring ceilings, and chef-inspired kitchen—complete with full-height cabinetry, soft-close drawers, quartz countertops, stainless steel appliances, and a practical pantry. The eat-up island is perfect for casual meals or entertaining guests. The spacious primary bedroom offers a walk-through closet and private 3-piece ensuite. A second bedroom, 4-piece main bath, and in-suite laundry add to the thoughtful layout. Lockwood residents also enjoy exclusive access to a fully equipped fitness centre, an inviting owners' lounge, and convenient bike storage for active living. Bright, stylish, and move-in ready—this home is your chance to embrace the small town living feel but only minutes from Calgary. Live better. Live Chelsea.