

**3304, 6 Meganser Drive W  
Chestermere, Alberta****MLS # A2200131****\$340,500**

<b>Division:</b>	Chelsea_CH		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	628 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Parkade, See Remarks, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Membrane	<b>Condo Fee:</b>	\$ 261
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding	<b>Zoning:</b>	M-2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** N/A

Welcome to The Lockwood at Chelsea—your next dream home awaits! This stunning, newly designed 2-bedroom, 1-bath condo boasts an impressive 617 sqft, perfectly marrying modern elegance with comfortable living. Located in a vibrant community just minutes from the serene Chestermere Lake and the lively East Hills Crossing, this property offers more than just a home—it offers a lifestyle. Step inside to discover an airy, open-concept layout that flows effortlessly from the living room into the kitchen, ideal for entertaining friends and family. Large windows flood the space with natural light, creating a warm, inviting atmosphere. The contemporary kitchen features sleek stainless-steel appliances, stylish countertops, and ample cabinetry—truly a chef's delight! The two spacious bedrooms provide a peaceful retreat at day's end. Each room is thoughtfully designed with comfort in mind, equipped with generous closet space and large windows showcasing the beauty of the outdoors. Forget the hassle of street parking—this condo comes with your very own underground parking space, ensuring your vehicle is protected from the elements. Designed for entertaining, this condo also features a spacious balcony complete with a gas line BBQ hook-up, perfect for hosting gatherings while enjoying neighborhood views. The building offers a state-of-the-art fitness center, allowing you to maintain an active lifestyle without ever stepping outside. Plus, there's bike storage and a dedicated storage locker for all your belongings. Positioned just minutes from the breathtaking Chestermere Lake, you can take advantage of summer activities like boating, fishing, and picnicking. The East Hills Crossing Shopping Centre is also conveniently located nearby, providing a variety of retail options, dining, and entertainment to meet all your

needs. Whether you’re a first-time homebuyer, a savvy investor, or looking to downsize, this stunning space is ready for you. Don’t miss out—schedule your private showing today!