



**902, 33 Merganser Drive W, Chestermere, Alberta - \$405,000**



Main Photo

## Property Description

Spacious & affordable Investor-Friendly Townhouse in Chelsea, Chestermere!

Welcome to this modern and spacious 2-bedroom, 2.5-bathroom townhouse. Unlike similar-sqft-sized 3-bedroom townhomes, this well-designed home features larger bedrooms, offering a more comfortable and functional layout. Originally designed with the option for a third bedroom at the garage level, it allows for flexibility to suit various future needs.

The open-concept main floor is bright and inviting, with a stylish kitchen featuring quartz countertops, rich brown cabinetry, and sleek stainless steel appliances. The living and dining areas flow seamlessly, creating a perfect space for entertaining or relaxing. Upstairs, the primary bedroom offers a private 4-piece ensuite, and another good sized second bedroom.



The tandem 2-car garage, plus an additional driveway space ensures plenty of parking. At the back, a shared courtyard provides an open outdoor space to enjoy.

Located just minutes from Chestermere Lake, parks, and walking paths, this home is perfect for those looking for a balance between nature and convenience. With quick access to East Hills Shopping Centre, including Costco, Walmart, and Cineplex, and an easy commute to Calgary, this is a fantastic opportunity to own in a growing community. Don't miss out— book your showing today!

## REALTOR Referral

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*Courtesy Of: DreamHouse Realty Ltd.*



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