

# **\$349,000 - 4415, 6 Merganser Drive W, Chestermere**

---

MLS® #A2215543

**\$349,000**

2 Bedroom, 2.00 Bathroom, 695 sqft

Residential on 0.00 Acres

Chelsea\_CH, Chestermere, Alberta

Welcome to Lake City, an exclusive community where the charm of suburban tranquility meets the sophistication of urban living. This brand-new, meticulously crafted 2-bedroom plus den, 2-bathroom residence offers an unparalleled living experience, having never been occupied and complete with full builder warranties for absolute peace of mind. Bathed in natural light from its coveted northeast exposure, this home features soaring ceilings adorned with modern pot lights, luxurious quartz countertops, full-height custom cabinetry, and a spacious, chef-inspired kitchen designed for both functionality and elegance. The expansive open-concept living and dining areas create an inviting space for relaxation and entertaining, while the thoughtfully appointed den offers a perfect private office or creative retreat. The primary bedroom is a true sanctuary, complete with a large walk-in closet and a spa-like ensuite finished with premium fixtures. A generously sized second bedroom and an additional full bath provide comfort and privacy for family or guests. Additional features include in-suite laundry, professionally installed blinds to maximize comfort and savings, and one secured underground parking space. Ideally located just five minutes from premier shopping destinations like Walmart, Costco, Cineplex, and an array of dining and entertainment options, this exceptional home offers the perfect blend of luxury, convenience, and lifestyle – an extraordinary opportunity



not to be missed.

Built in 2025

**Essential Information**

MLS® #	A2215543
Price	\$349,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	695
Acres	0.00
Year Built	2025
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

**Community Information**

Address	4415, 6 Merganser Drive W
Subdivision	Chelsea_CH
City	Chestermere
County	Chestermere
Province	Alberta
Postal Code	T1X 2Y2

**Amenities**

Amenities	Bicycle Storage, Fitness Center, Park, Trash, Visitor Parking
Parking Spaces	1
Parking	Parkade, Titled, Underground

**Interior**

Interior Features	High Ceilings, Quartz Counters
Appliances	Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer
Heating	Baseboard
Cooling	None
# of Stories	4

**Exterior**

Exterior Features	Balcony, BBQ gas line
Construction	Composite Siding, Wood Frame

**Additional Information**

Date Listed	April 29th, 2025
Days on Market	65
Zoning	M-2

**Listing Details**

Listing Office	Century 21 Bravo Realty
----------------	-------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.