

# **\$339,000 - 4415, 6 Merganser Drive W, Chestermere**

MLS® #A2249050

**\$339,000**

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® #         | A2249050          |
| Price          | \$339,000         |
| 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    | August 18th, 2025 |
| Days on Market | 4                 |
| Zoning         | M-2               |

**Listing Details**

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

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