

# \$369,900 - 4414, 6 Merganser Drive, Chestermere

MLS® #A2206629

**\$369,900**

2 Bedroom, 2.00 Bathroom, 693 sqft  
Residential on 0.00 Acres

Chelsea\_CH, Chestermere, Alberta

Step into comfort and style with this BRAND NEW beautifully designed 2-bedroom, 2-bathroom + den condo in the vibrant, master-planned community of Chelsea. Nestled on the westerly edge of Chestermere, this growing neighborhood is just a quick 20-minute drive to downtown Calgary, making it perfectly positioned for work, play, and everything in between.

Enjoy all the perks of this 316-acre community, destined to be home to over 5,400 residents and surrounded by parks, pathways, schools, shopping, and a unique Eco Park â€” making it a true destination for lifestyle and connection.

Inside this sunny south-facing suite, you'll love the bright, open-concept design, complete with luxury plank flooring, quartz countertops, stainless steel appliances, and triple-pane windows for year-round comfort and energy efficiency. The kitchen is a standout with full-height cabinetry and a sleek eat-up bar â€” perfect for casual mornings or entertaining.

The spacious den is ideal for a home office or cozy nook, while the primary suite offers a walk-through closet and elegant 3-piece ensuite. A second bedroom, full bathroom, and in-suite laundry round out this functional, stylish home.

Love to stay active? No need to go far â€” enjoy the convenience of an on-site gym and



relax or host in the owner's lounge (available for private use \$). And with underground parking, bike storage, and nearby access to Chestermere Lake, parks, trails, and shopping at Chestermere Station and Crossing â€“ everything you need is right at your fingertips.

Whether you're a first-time buyer, downsizing, or looking for a lifestyle upgrade, this turn-key condo is the perfect blend of luxury and low-maintenance living.

Life is better at the Lockwood â€“ where community, convenience, and comfort come together. Welcome home!

Built in 2025

### Essential Information

MLS® #	A2206629
Price	\$369,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	693
Acres	0.00
Year Built	2025
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	4414, 6 Merganser Drive
Subdivision	Chelsea_CH
City	Chestermere
County	Chestermere
Province	Alberta
Postal Code	T1X 2Y2

### Amenities

Amenities	Bicycle Storage, Fitness Center, Park, Snow Removal, Recreation Room, Trash
Parking Spaces	1
Parking	Titled, Underground

### **Interior**

Interior Features	High Ceilings, Kitchen Island, Open Floorplan, See Remarks, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Washer/Dryer, Window Coverings
Heating	Baseboard
Cooling	None
# of Stories	4

### **Exterior**

Exterior Features	Balcony
Construction	Composite Siding

### **Additional Information**

Date Listed	April 15th, 2025
Days on Market	7
Zoning	M-2

### **Listing Details**

Listing Office	RE/MAX First
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