

# \$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 “ 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 “ 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 | 16               |
| Zoning         | M-2              |

### Listing Details

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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