

# \$499,900 - 134 Merganser Drive W, Chestermere

MLS® #A2216687

**\$499,900**

3 Bedroom, 3.00 Bathroom, 1,500 sqft

Residential on 0.08 Acres

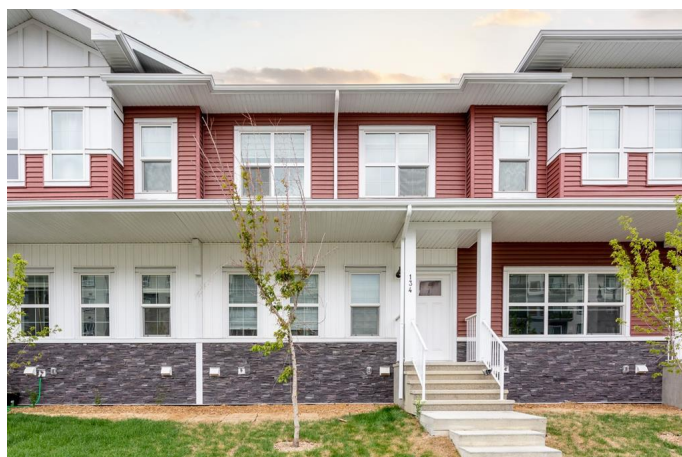
Dawson's Landing, Chestermere, Alberta

This Truman-built townhome has every feature a new buyer could want. Featuring 1500 square feet of finished living space, 3 bedrooms, 2.5 bathrooms, a double detached garage, and an unfinished basement, this home is move-in ready. As you walk through the front door you'll immediately notice the open floor plan that seamlessly integrates the living room, dining area, and kitchen. There you will find a breakfast/sit-upbar, kitchen island, loads of cabinet space, quartz countertops, a large pantry, and upgraded stainless steel appliances. The top floor hosts the primary bedroom with a 9-foot ceiling feature, 5 5-piece en-suite with his and hers sinks and laundry facilities in the hallway. The secondary, 4-piece bathroom has a large/deep soaker tub and raised-up countertops. Moving outside to the backyard you will enjoy a south facing yard. With the new home warranty and the amenities that surround this house, you can't go wrong. So come on in, book a showing and let us know what you think.

Built in 2024

## Essential Information

MLS® #	A2216687
Price	\$499,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2



Half Baths	1
Square Footage	1,500
Acres	0.08
Year Built	2024
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	134 Merganser Drive W
Subdivision	Dawson's Landing
City	Chestermere
County	Chestermere
Province	Alberta
Postal Code	T1X 2X8

### Amenities

Amenities	None
Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	Breakfast Bar, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Storage, Ceiling Fan(s), Stone Counters, Pantry
Appliances	Dishwasher, Dryer, Garage Control(s), Refrigerator, Washer, Stove(s)
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	None
Lot Description	Back Yard, Front Yard, Landscaped, Back Lane
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	May 19th, 2025
Days on Market	77
Zoning	R2
HOA Fees	210
HOA Fees Freq.	ANN

**Listing Details**

Listing Office	CIR Realty
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