\$535,000 - 152 Merganser Drive W, Chestermere

MLS® #A2195211

\$535,000

3 Bedroom, 3.00 Bathroom, 1,655 sqft Residential on 0.05 Acres

Dawson's Landing, Chestermere, Alberta

NO CONDO FEES | TRUMAN-BUILT | MOVE-IN READY

Welcome to your stunning new home in Dawson's Landing, Chestermere! This Truman-built 2024 row townhome offers 1,600+ sq. ft. of modern living space with 3 bedrooms, 2.5 bathrooms, and a detached two-car garageâ€"all with no condo fees! This house is less than one year old! Step inside to an open-concept main floor designed for effortless living and entertaining. The bright and spacious living room flows seamlessly into the dining area and chef's kitchen, featuring a large island with breakfast bar, quartz countertops, upgraded stainless steel appliances, a pantry, and ample cabinet storage.

Upstairs, the primary suite is a private retreat with 8-9' ceilings, a luxurious ensuite bathroom and a walk-in closet. Two additional bedrooms, a full bath with a soaking tub, and a convenient upper-floor laundry room complete the level.

The unfinished basement offers endless possibilities to create additional living space, a home gym, or a media room. Outside, enjoy the backyard, perfect for relaxing or entertaining.

Located in a quiet, family-friendly community, this home is just minutes from shopping, restaurants, parks, and schools.

Chestermere's convenient access to Calgary makes it an ideal location for professionals seeking a peaceful retreat from







city life.

This is the perfect opportunity to own a stylish, low-maintenance home in a growing community.

Built in 2024

Essential Information

MLS® # A2195211 Price \$535,000

Bedrooms 3
Bathrooms 3.00
Full Baths 2
Half Baths 1

Square Footage 1,655
Acres 0.05
Year Built 2024

Type Residential

Sub-Type Row/Townhouse

Style 2 Storey
Status Active

Community Information

Address 152 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 Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz

Counters, Recessed Lighting, Walk-In Closet(s)

Appliances Dishwasher, Dryer, Microwave, Microwave Hood Fan, Refrigerator,

Stove(s), Washer

Heating Forced Air

Cooling None

Basement Full, Unfinished

Yes

Exterior

Has Basement

Exterior Features None

Lot Description Back Lane, Rectangular Lot

Roof Asphalt Shingle

Construction Stone, Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed February 17th, 2025

Days on Market 73

Zoning R3

HOA Fees 210

HOA Fees Freq. ANN

Listing Details

Listing Office Elevate Property Management

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