

\$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 garage—all with no condo fees! This house is less than one year old!

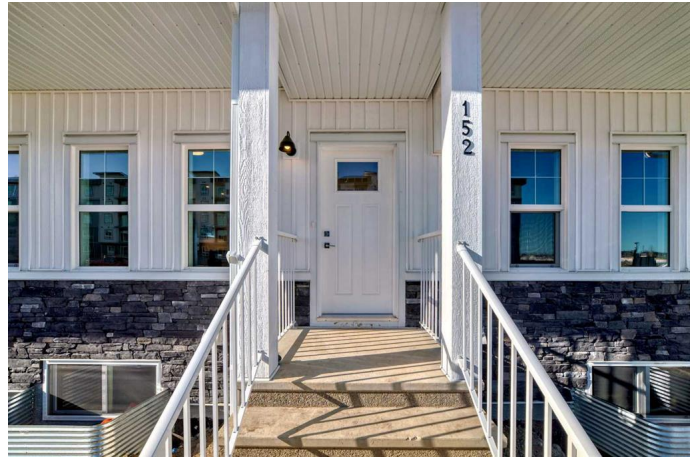
Step inside to an open-concept main floor designed for effortless living and entertaining. The bright and spacious living room flows seamlessly into the dining area and chef's kitchen, featuring a large island with breakfast bar, quartz countertops, upgraded stainless steel appliances, a pantry, and 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 |
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

| | |
|-------------------|---------------------------------|
| 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 | 67 |
| Zoning | R3 |
| HOA Fees | 210 |
| HOA Fees Freq. | ANN |

Listing Details

| | |
|----------------|-----------------------------|
| Listing Office | Elevate Property Management |
|----------------|-----------------------------|

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