

# \$515,000 - 144 Merganser Drive W, Chestermere

MLS® #A2236352

**\$515,000**

3 Bedroom, 3.00 Bathroom, 1,514 sqft

Residential on 0.05 Acres

Dawson's Landing, Chestermere, Alberta

Welcome to this beautifully maintained 1-year-old townhouse in desirable Dawson Landing, Chestermere. This move-in-ready home offers 1,500 sq ft of modern living with an inviting open-concept main floor, featuring a bright living and dining area centred around a large kitchen island, perfect for entertaining. Enjoy stainless steel appliances, elegant quartz countertops, and abundant cabinetry to meet all your culinary needs.

Upstairs, you'll find 3 bedrooms and 2.5 bathrooms, including a spacious primary suite with a 4-piece ensuite and walk-in closet – the perfect private retreat.

Step outside to your fully landscaped front and back yard with grass, plus convenient rear stairs leading to your double detached garage. The unfinished basement is ready for your personal touch – create the ultimate rec room, gym, or additional bedroom.

Located near schools, parks, and shopping, this property offers both comfort and convenience in Chestermere's growing community of Dawson Landing.

Built in 2024

## Essential Information

MLS® # A2236352

Price \$515,000



|                |               |
|----------------|---------------|
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,514         |
| Acres          | 0.05          |
| Year Built     | 2024          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | Townhouse     |
| Status         | Active        |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 144 Merganser Drive W |
| Subdivision | Dawson's Landing      |
| City        | Chestermere           |
| County      | Chestermere           |
| Province    | Alberta               |
| Postal Code | T1X 2S5               |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | None                   |
| Parking Spaces | 4                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                        |
|-------------------|------------------------------------------------------------------------|
| Interior Features | Kitchen Island, Quartz Counters, Recessed Lighting                     |
| Appliances        | Dishwasher, Dryer, Gas Stove, Microwave Hood Fan, Refrigerator, Washer |
| Heating           | Forced Air, Natural Gas                                                |
| Cooling           | None                                                                   |
| Has Basement      | Yes                                                                    |
| Basement          | Full, Unfinished                                                       |

### Exterior

|                   |                                                         |
|-------------------|---------------------------------------------------------|
| Exterior Features | None                                                    |
| Lot Description   | Back Yard, Front Yard, Rectangular Lot, Street Lighting |
| Roof              | Asphalt Shingle                                         |

|              |                 |
|--------------|-----------------|
| Construction | Wood Frame      |
| Foundation   | Poured Concrete |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | July 9th, 2025 |
| Days on Market | 83             |
| Zoning         | R2             |
| HOA Fees       | 210            |
| HOA Fees Freq. | ANN            |

**Listing Details**

|                |                         |
|----------------|-------------------------|
| Listing Office | VIP Realty & Management |
|----------------|-------------------------|

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