

# \$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 | 76             |
| Zoning         | R2             |
| HOA Fees       | 210            |
| HOA Fees Freq. | ANN            |

## **Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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