

# \$369,900 - 4414, 6 Merganser Drive, Chestermere

MLS® #A2206629

**\$369,900**

2 Bedroom, 2.00 Bathroom, 693 sqft

Residential on 0.00 Acres

Chelsea\_CH, Chestermere, Alberta

Step into comfort and style with this BRAND NEW beautifully designed 2-bedroom, 2-bathroom + den condo in the vibrant, master-planned community of Chelsea. Nestled on the westerly edge of Chestermere, this growing neighborhood is just a quick 20-minute drive to downtown Calgary, making it perfectly positioned for work, play, and everything in between.

Enjoy all the perks of this 316-acre community, destined to be home to over 5,400 residents and surrounded by parks, pathways, schools, shopping, and a unique Eco Park â€” making it a true destination for lifestyle and connection.

Inside this sunny south-facing suite, you'll love the bright, open-concept design, complete with luxury plank flooring, quartz countertops, stainless steel appliances, and triple-pane windows for year-round comfort and energy efficiency. The kitchen is a standout with full-height cabinetry and a sleek eat-up bar â€” perfect for casual mornings or entertaining.

The spacious den is ideal for a home office or cozy nook, while the primary suite offers a walk-through closet and elegant 3-piece ensuite. A second bedroom, full bathroom, and in-suite laundry round out this functional, stylish home.

Love to stay active? No need to go far â€” enjoy the convenience of an on-site gym and



relax or host in the owner's lounge (available for private use \$). And with underground parking, bike storage, and nearby access to Chestermere Lake, parks, trails, and shopping at Chestermere Station and Crossing “ everything you need is right at your fingertips.

Whether you're a first-time buyer, downsizing, or looking for a lifestyle upgrade, this turn-key condo is the perfect blend of luxury and low-maintenance living.

Life is better at the Lockwood “ where community, convenience, and comfort come together. Welcome home!

Built in 2025

Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2206629          |
| Price          | \$369,900         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 693               |
| Acres          | 0.00              |
| Year Built     | 2025              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 4414, 6 Merganser Drive |
| Subdivision | Chelsea_CH              |
| City        | Chestermere             |
| County      | Chestermere             |
| Province    | Alberta                 |
| Postal Code | T1X 2Y2                 |

Amenities

|                |                                                                             |
|----------------|-----------------------------------------------------------------------------|
| Amenities      | Bicycle Storage, Fitness Center, Park, Snow Removal, Recreation Room, Trash |
| Parking Spaces | 1                                                                           |
| Parking        | Titled, Underground                                                         |

## Interior

|                   |                                                                                |
|-------------------|--------------------------------------------------------------------------------|
| Interior Features | High Ceilings, Kitchen Island, Open Floorplan, See Remarks, Walk-In Closet(s)  |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Washer/Dryer, Window Coverings |
| Heating           | Baseboard                                                                      |
| Cooling           | None                                                                           |
| # of Stories      | 4                                                                              |

## Exterior

|                   |                  |
|-------------------|------------------|
| Exterior Features | Balcony          |
| Construction      | Composite Siding |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 15th, 2025 |
| Days on Market | 20               |
| Zoning         | M-2              |

## Listing Details

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.