

# \$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!

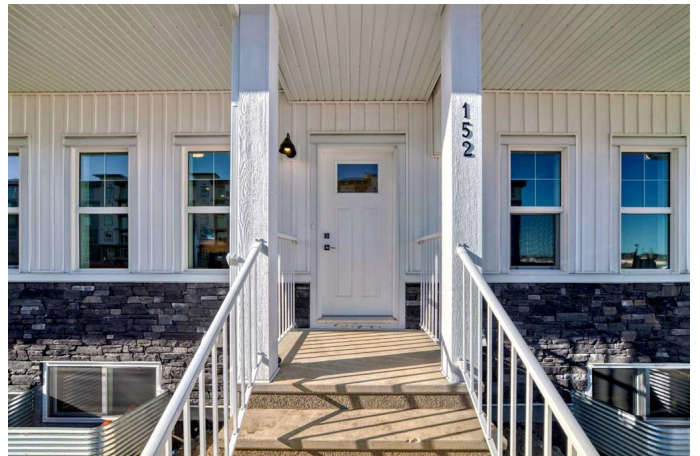
Step inside to an open-concept main floor designed for effortless living and entertaining. The bright and spacious living room flows seamlessly into the dining area and chef's kitchen, featuring a large island with breakfast bar, quartz countertops, upgraded stainless steel appliances, a pantry, and 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 | 63                  |
| Zoning         | R3                  |
| HOA Fees       | 210                 |
| HOA Fees Freq. | ANN                 |

## Listing Details

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

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