

# \$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!

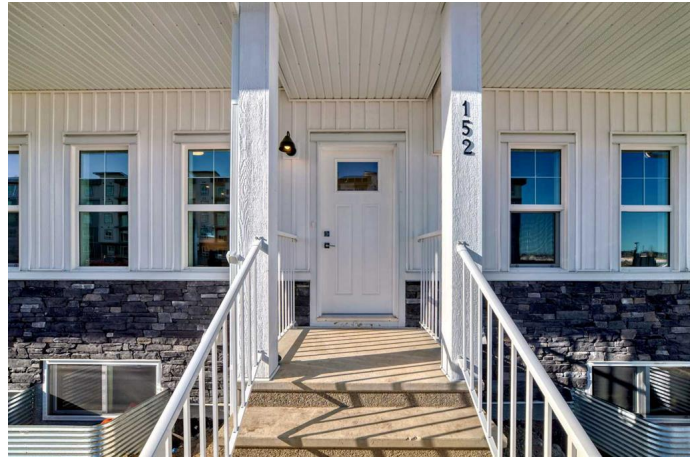
Step inside to an open-concept main floor designed for effortless living and entertaining. The bright and spacious living room flows seamlessly into the dining area and chef's kitchen, featuring a large island with breakfast bar, quartz countertops, upgraded stainless steel appliances, a pantry, and 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)
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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	59
Zoning	R3
HOA Fees	210
HOA Fees Freq.	ANN

## **Listing Details**

Listing Office	Elevate Property Management
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