

**2214, 6 Merganser Drive W  
Chestermere, Alberta**
**MLS # A2277803**
**\$295,000**


<b>Division:</b>	Chelsea_CH		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	695 sq.ft.	<b>Age:</b>	2024 (2 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		
<b>Heating:</b>	Baseboard		
<b>Floors:</b>	Vinyl Plank		
<b>Roof:</b>	Membrane		
<b>Basement:</b>	-		
<b>Exterior:</b>	Concrete, Wood Frame		
<b>Foundation:</b>	-		
<b>Features:</b>	Kitchen Island, Quartz Counters		
<b>Inclusions:</b>	None		
<b>Water:</b>	-		
<b>Sewer:</b>	-		
<b>Condo Fee:</b>	\$ 297		
<b>LLD:</b>	-		
<b>Zoning:</b>	M-2		
<b>Utilities:</b>	-		

Welcome to Unit 2214 at 6 Merganser Drive West, Chestermere — a bright, beautifully finished 2-bedroom + Den, 2-bathroom condo offering exceptional value, modern comfort, and an unbeatable location. Step inside and instantly feel at home in this stunning open-concept layout designed for both style and functionality. The contemporary kitchen features tall cabinetry, sleek quartz countertops, stainless steel appliances, and a spacious island perfect for cooking, entertaining, or enjoying your morning coffee. A versatile den/office adds even more flexibility for work or extra storage. The living area is filled with natural light thanks to large windows and durable luxury vinyl plank flooring. Convenience is built in with an in-suite laundry equipped with a full-size washer and dryer. The primary bedroom is a true retreat, complete with a walk-through closet and a private ensuite 3-piece bathroom. A second generously sized bedroom and a stylish 4-piece main bathroom make this home ideal for families, roommates, or guests. This well-managed building offers fantastic amenities, including a fitness centre and bike storage, plus the added bonus of underground titled parking—a must-have for year-round comfort. Located just minutes from Chestermere Lake, scenic parks, walking paths, shopping and dining. This condo puts convenience, recreation, and everyday essentials just steps away. Whether you're a first-time home buyer, looking to downsize, or seeking a smart investment property, this affordable yet high-quality unit delivers everything you need and more.