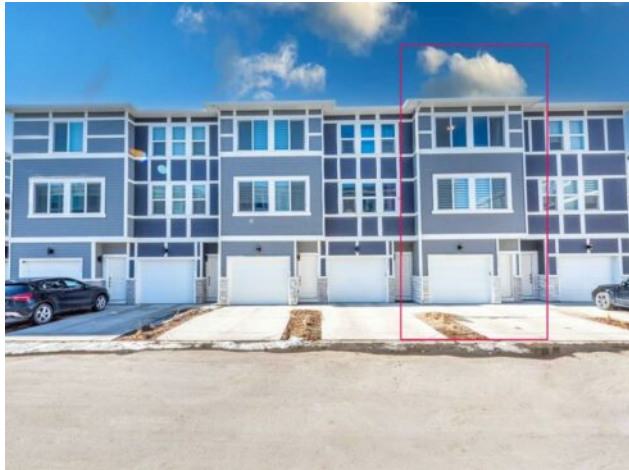


**902, 33 Merganser Drive W
Chestermere, Alberta**

MLS # A2198941



\$450,000

Division:	Chelsea_CH		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,346 sq.ft.	Age:	2023 (2 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway, Tandem		
Lot Size:	-		
Lot Feat:	Other		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 258
Basement:	None	LLD:	9-24-28-W4
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R4
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters		

Inclusions: Blinds

Spacious & affordable Investor-Friendly Townhouse in Chelsea, Chestermere! Welcome to this modern and spacious 2-bedroom, 2.5-bathroom townhouse in the sought-after Cascata project. Unlike similar-sqft-sized 3-bedroom townhomes, this well-designed home features larger bedrooms, offering a more comfortable and functional layout. Originally built with the option for a third bedroom at the garage level, the design allows for flexibility to suit various future needs. The open-concept main floor is bright and inviting, with a stylish kitchen featuring quartz countertops, rich brown cabinetry, and sleek stainless steel appliances. The living and dining areas flow seamlessly, creating a perfect space for entertaining or relaxing. Upstairs, the primary bedroom offers a private 4-piece ensuite, and another good sized second bedroom. For investors, the rental market is challenging- but this home is already tenanted with responsible and reliable occupants, offering immediate rental income stability. The tandem 2-car garage plus an additional driveway space ensures plenty of parking. At the back, a shared courtyard provides an open outdoor space to enjoy. Located just minutes from Chestermere Lake, parks, and walking paths, this home is perfect for those looking for a balance between nature and convenience. With quick access to East Hills Shopping Centre, including Costco, Walmart, and Cineplex, and an easy commute to Calgary, this is a fantastic opportunity to own in a growing community. Don't miss out— book your showing today!