

\$475,000 - 144 Merganser Drive W, Chestermere

MLS® #A2236352

\$475,000

3 Bedroom, 3.00 Bathroom, 1,514 sqft

Residential on 0.05 Acres

Dawson's Landing, Chestermere, Alberta

Welcome to this beautifully maintained 1-year-old townhouse in desirable Dawson Landing, Chestermere. This move-in-ready home offers 1,500 sq ft of modern living with an inviting open-concept main floor, featuring a bright living and dining area centred around a large kitchen island, perfect for entertaining. Enjoy stainless steel appliances, elegant quartz countertops, and abundant cabinetry to meet all your culinary needs.

Upstairs, you'll find 3 bedrooms and 2.5 bathrooms, including a spacious primary suite with a 4-piece ensuite and walk-in closet – the perfect private retreat.

Step outside to your fully landscaped front and back yard with grass, plus convenient rear stairs leading to your double detached garage. The unfinished basement is ready for your personal touch – create the ultimate rec room, gym, or additional bedroom.

Located near schools, parks, and shopping, this property offers both comfort and convenience in Chestermere's growing community of Dawson Landing.

Built in 2024

Essential Information

MLS® # A2236352

Price \$475,000



Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,514
Acres	0.05
Year Built	2024
Type	Residential
Sub-Type	Row/Townhouse
Style	Townhouse
Status	Active

Community Information

Address	144 Merganser Drive W
Subdivision	Dawson's Landing
City	Chestermere
County	Chestermere
Province	Alberta
Postal Code	T1X 2S5

Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	Kitchen Island, Quartz Counters, Recessed Lighting
Appliances	Dishwasher, Dryer, Gas Stove, Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	None
Lot Description	Back Yard, Front Yard, Rectangular Lot, Street Lighting
Roof	Asphalt Shingle

Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 9th, 2025
Days on Market	104
Zoning	R2
HOA Fees	210
HOA Fees Freq.	ANN

Listing Details

Listing Office	VIP Realty & Management
----------------	-------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.