



GRASSROOTS
REALTY GROUP

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92 Waterford Manor Chestermere, Alberta

MLS # A2233048



\$579,000

Division:	Waterford		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,709 sq.ft.	Age:	2025 (1 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Front Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Mixed, Vinyl Siding, Wood Frame	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, Pantry, Quartz Counters, Separate Entrance, Vinyl Windows		

Inclusions: NA

***QUICK POSSESSION* - FULL BATH ON MAIN FLOOR, FRONT DOUBLE GARAGE , 3 Bedrooms + Bonus Room + Den | 3 Full Baths**
| The popular Kai model, on a 33 feet wide lot, situated in the Waterford Community, minutes from the Chestermere lake. Experience the epitome of open concept living, featuring upgrades such as 9 ft Ceilings on main floor and basement, metal spindles on railing, 3cm quartz countertops, LVP flooring, under mount sinks convenient upstairs laundry and so much more! Great room includes an electric fireplace which adds style and warmth perfect for chilly nights. The kitchen is completed with a big island, perfect for gathering families and friends, soft close cabinets and drawers throughout, spacious pantry plus extra counter space and Samsung appliance package. The dining nook is large enough to host a dinner for a big family. Upstairs, indulge in the comfort of your perfectly sized central bonus room, ideal for streaming your favourite movies. Retreat to the spacious master suite with an ensuite and walk-in closet, for a relaxing escape. The two secondary bedrooms, a 3-piece common bath and conveniently located laundry room complete the upper level. The basement is unfinished but comes with 9 feet ceilings, separate side entrance and a mechanical room in a corner. Proximity to CALGARY, schools, diverse retail and culinary delights are just some of the highlights. Call to book your showing now !!!!