



**GRASSROOTS**  
REALTY GROUP

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**311 Waterford Road  
Chestermere, Alberta**

**MLS # A2236166**



**\$729,000**

<b>Division:</b>	Waterford		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	2,014 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-3
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Walk-In Closet(s)		

**Inclusions:** N/A

Welcome to the brand new community of Waterford! This amazing Semi-Detached Front-Drive Garage Duplex is great at a fantastic price point and includes NEW Blinds! This 3-bedroom, 2.5-bathroom is over 2000 square feet. The main level features a front porch entrance, a Full bathroom with a shower and a Den on the main floor with a closet, chic kitchen with a pantry, a family room with an Open to Above feature and cozy nook. The Upper floor features a nice size primary bedroom with a walk-in closet and 4 piece ensuite and laundry plus a Large Bonus Room. The basement is ready for your development and has a Separate entrance! Possession will be November 2025. Call to book your private showing today!