



**GRASSROOTS**  
REALTY GROUP

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**123 Waterford Manor**  
**Chestermere, Alberta**

**MLS # A2245000**



**\$584,900**

<b>Division:</b>	Waterford		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,619 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	City Lot, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Wood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Mixed, Stone, Vinyl Siding	<b>Zoning:</b>	R-3
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, High Ceilings, Kitchen Island, Pantry, Quartz Counters		

**Inclusions:** N/A

Step into effortless living with the Waterton &mdash; a beautifully designed duplex in the vibrant community of Waterford. This thoughtfully crafted home combines modern elegance with everyday functionality, perfect for families, professionals, or anyone looking to enjoy the best of suburban living just minutes from Calgary. The main floor welcomes you with 9-foot ceilings and warm engineered hardwood flooring that flows through an open-concept layout. The gourmet kitchen features quartz countertops, a walk-in pantry, and a bright dining nook &mdash; all overlooking the spacious great room, centered around a sleek electric fireplace. A built-in entry bench adds practical charm to the front foyer. Upstairs, you'll find a generous bonus room, ideal for movie nights or a home office, along with a full-size laundry room and three spacious bedrooms. The primary suite is a true retreat, offering a walk-in closet and a private ensuite with double vanities and a tiled shower. With a double attached garage, tasteful exterior design, and a premium location in Waterford, this home offers everything you need &mdash; and more. Possession is available mid-August, so you can move in before the end of summer. \*\*\*Unlock Your First Home with the GST Rebate! The First-Time Home Buyers' GST Rebate could save you up to \$50,000 on a new home! You must be 18+, a Canadian citizen or permanent resident, and haven't owned or lived in a home you or your spouse/common-law partner owned in the last four years. This is a LIMITED-TIME opportunity&mdash; Homes placed under contract after May 27, 2025 are eligible, Terms and conditions are subject to the Government of Canada/CRA rules and guidelines. \*\*\* Note: Interior photos are of a model home and for illustrative purposes only. Actual style, interior colors, and finishes may vary. Don&rsquo;t

miss your chance to own this exceptional home built by Douglas Homes &mdash; where remarkable is within reach.