



**GRASSROOTS**  
REALTY GROUP

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## 16 Waterford Manor Chestermere, Alberta

**MLS # A2254066**



# \$609,000

Division:	Waterford		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,902 sq.ft.	Age:	2024 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Landscaped, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Concrete, Stone, Vinyl Siding, Wood Siding	Zoning:	R-3
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters		

Inclusions:	N/A
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Welcome to this 2024 built double front garage duplex offering 3 spacious bedrooms upstairs including a master bedroom with walk-in closet and ensuite, a second full bathroom, a versatile bonus room, and laundry on the upper floor for convenience. The main floor features a private den, half bath, and an upgraded kitchen with quartz countertops, stainless steel appliances, chimney hood fan, and cabinets extended to ceiling height, opening to a bright living room with an electric fireplace. The backyard includes a deck perfect for BBQs, while the front and backyard are fully landscaped and fenced. The garage has a separate door, and the basement comes with a separate side entrance, 9-foot ceilings, and two windows, providing excellent potential for future development. Ideally located close to playgrounds, parks, schools, grocery stores, and many more amenities, this home is designed for comfort, convenience, and future growth. Call today to book your showing!