



**GRASSROOTS**  
REALTY GROUP

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## 12 Waterford Glen Chestermere, Alberta

**MLS # A2256594**



**\$424,900**

<b>Division:</b>	Waterford		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,259 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.03 Acre		
<b>Lot Feat:</b>	City Lot, Level, Street Lighting		

<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>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stone, Vinyl Siding	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)		

**Inclusions:** N/A

Welcome to 12 Waterford Glen, Chestermere &ndash; A Modern Townhouse Redefining Everyday Living! Discover a beautifully crafted home that blends timeless elegance with modern convenience. This soon-to-be-completed townhouse offers thoughtful design and standout features&mdash;perfect for first-time buyers, families, or investors. Property Highlights: No Condo Fees: Enjoy full ownership with no monthly condo fees. Single Car Attached Garage: Secure and convenient parking with direct home access. 9' Ceilings on the Main Floor: Creates a bright, spacious, and airy living space. Quartz Countertops: Sleek and durable surfaces in both kitchen and bathrooms. Engineered Hardwood Flooring (Main Floor): Stylish, practical, and built to last. Treated Wood Deck: Ideal for outdoor dining, entertaining, or relaxing in the sun. Full Landscaping Included: Move in and enjoy a professionally finished yard. Upper Floor Laundry: Designed for comfort and efficiency. Ground-Level Flex Room: Perfect as a home office, gym, guest bedroom, or playroom&mdash;tailored to your lifestyle. Whether you're stepping into homeownership or looking for a modern upgrade, this home delivers comfort, style, and value in one of Chestermere's most desirable communities.

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: Please be advised that the front elevation and interior photos shown are of the same model for illustration purposes only. The actual home's style, interior colors, and finishes may vary. Call today!