



GRASSROOTS
REALTY GROUP

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**295 Waterford Road
Chestermere, Alberta**

MLS # A2263799



\$599,900

Division:	Waterford		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	2,001 sq.ft.	Age:	2025 (1 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-3
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, 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. This 4 Bedroom, 3 Bathroom is 2000 square feet and has a Main Floor Bedroom and Full Bathroom with a walk-in-Shower! The main level also features a chic kitchen with a large island, a Walk-through 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, laundry room plus a Large Bonus Room. The basement is ready for your development and has a Separate entrance! Possession will be December 2025. Call to book your private showing today!