



**291 Waterford Road  
Chestermere, Alberta**

**MLS # A2267645**

**\$599,000**



|                  |                                 |                              |
|------------------|---------------------------------|------------------------------|
| <b>Division:</b> | Waterford                       |                              |
| <b>Type:</b>     | Residential/Duplex              |                              |
| <b>Style:</b>    | 2 Storey, Attached-Side by Side |                              |
| <b>Size:</b>     | 2,038 sq.ft.                    | <b>Age:</b> 2025 (1 yrs old) |
| <b>Beds:</b>     | 4                               | <b>Baths:</b> 3              |
| <b>Garage:</b>   | Double Garage Attached          |                              |
| <b>Lot Size:</b> | 0.08 Acre                       |                              |
| <b>Lot Feat:</b> | 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>   | Full  | <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, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s) |                   |     |
| <b>Inclusions:</b> | 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!