

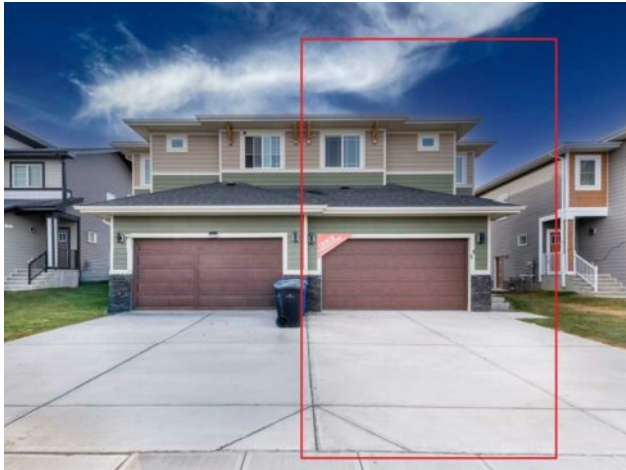


GRASSROOTS
REALTY GROUP

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**35 Waterford Street
Chestermere, Alberta**

MLS # A2270297



\$619,000

| | | | |
|------------------|-----------------------------------------|---------------|------------------|
| Division: | Waterford | | |
| Type: | Residential/Duplex | | |
| Style: | 2 Storey, Attached-Side by Side | | |
| Size: | 1,900 sq.ft. | Age: | 2025 (1 yrs old) |
| Beds: | 3 | Baths: | 3 |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.08 Acre | | |
| Lot Feat: | Front Yard, Landscaped, Rectangular Lot | | |

| | | | |
|--------------------|----------------------------------------------------------------------------------------------------------------------------------------|-------------------|----|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Concrete, Mixed, Vinyl Siding, Wood Frame | Zoning: | R2 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Breakfast Bar, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Separate Entrance, Soaking Tub, Vinyl Windows | | |
| Inclusions: | NA | | |

OPEN HOUSE SATURDAY NOV 15 - 1pm-4pm AND SUNDAY NOV 16 -2pm-5pm - ***QUICK POSSESSION*** - FULL BATH ON MAIN FLOOR, FRONT DOUBLE GARAGE | The most popular Moana model, on a 33 feet EAST facing lot, situated in the Waterford Community, minutes from the lake. Experience the epitome of open concept living, featuring upgrades such as 9 ft Ceilings on main floor and basement, metal spindles on railing, 3cm quartz countertops, LVP flooring, under mount sinks convenient upstairs laundry and so much more! Great room includes an electric fireplace which adds style and warmth perfect for chilly nights. The kitchen is completed with a huge island, perfect for gathering families and friends, soft close DUAL TONE cabinets and drawers throughout, spacious pantry plus extra counter space and Samsung appliance package. The dining nook is large enough to host a dinner for a big family. Upstairs, indulge in the comfort of your perfectly sized central bonus room, ideal for streaming your favourite movies. Retreat to the spacious master suite with an ensuite and walk-in closet for a relaxing escape. The two secondary bedrooms, both with walk-in-closets, a common bath with tiled standing shower and conveniently located laundry room complete the upper level. The basement is unfinished but comes with 9 feet ceilings, separate side entrance and a mechanical room in a corner. Proximity to CALGARY, schools, diverse retail and culinary delights are just some of the highlights. Call to book your showing now !!!!