



GRASSROOTS
REALTY GROUP

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84 Waterford Manor Chestermere, Alberta

MLS # A2281266



\$599,000

Division:	Waterford		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,913 sq.ft.	Age:	2024 (2 yrs old)
Beds:	3	Baths:	2 full / 1 half
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		

QUICK POSSESSION FRONT DOUBLE GARAGE, WIDER CORNER LOT, 3 Bedrooms + Bonus Room + Den | 2.5 Baths | The most popular Moana model on over 34.5 feet wide lot, situated in the community of Waterford, minutes from the Chestermere lake. Experience the epitome of open concept living, featuring upgrades such as 9 feet 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 with feature wall 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 cabinets and drawers throughout, spacious pantry plus large counter space, new appliance package including GAS range, built-in microwave, french-door refrigerator and dishwasher. The dining room is spacious enough to host a big family. Upstairs, indulge in the comfort of your perfectly sized central bonus room, ideal for the quality family time together. Retreat to the spacious master suite with a 5-piece ensuite and walk-in closet for a relaxing escape. The two secondary bedrooms, both with walk-in-closets, a 3-piece bath with another standing shower and conveniently located laundry room complete the second level. The basement is unfinished but comes with 9 feet ceiling, separate side entrance and a mechanical room moved to a corner for ease of future development. Proximity to the CALGARY, schools, diverse retail and culinary delights are just some of the highlights. Call to book your showing now !!!!!!!