



GRASSROOTS
REALTY GROUP

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1057 WATERFORD Drive
Chestermere, Alberta

MLS # A2284230



\$619,999

Division:	Waterford		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,739 sq.ft.	Age:	2022 (4 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stone, Vinyl Siding, Wood Frame	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Chandelier, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: N/A

Welcome to the brand-new community of Waterford! This stunning semi-detached front-drive garage duplex offers exceptional value at a fantastic price. The home features 3 bedrooms on the main floor plus a den, 2.5 bathrooms, and approximately 1,740 sq. ft. of well-designed living space. The main level showcases a modern kitchen with a built-in appliance tower, large island, and walk-through pantry, flowing into a bright open-concept family room. The fireplace wall is beautifully upgraded with stone, adding warmth and elegance to the living area. Step outside to enjoy a nice rear deck, perfect for relaxing or entertaining. The upper level includes a spacious primary bedroom with a walk-in closet, a convenient laundry room, and a large bonus room. The basement is partially finished, features a separate entrance, and is ready for your future development. Located in a growing community close to schools and major amenities. Call today to book your private showing!