



**1057 WATERFORD Drive  
Chestermere, Alberta**

**MLS # A2284230**



**\$619,999**

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

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