# \$619,900 - 245 Waterford Way, Chestermere

MLS® #A2208233

## \$619,900

3 Bedroom, 3.00 Bathroom, 1,690 sqft Residential on 0.07 Acres

NONE, Chestermere, Alberta

SEPTEMBER POSSESSION\*\*\*UNDER CONSTRUCTION\*\*\*Welcome to this exquisite front-attached duplex, meticulously crafted and ready for you to call home. This residence offers a blend of contemporary design and opulent features, ensuring a lifestyle of comfort and sophistication.

#### Key Features:

Elegant Engineered Hardwood Floors: Experience the warmth and durability of high-quality flooring throughout the main living areas.

Modern Tile Work: Beautiful tiles in the washrooms and laundry add a touch of luxury and practicality.

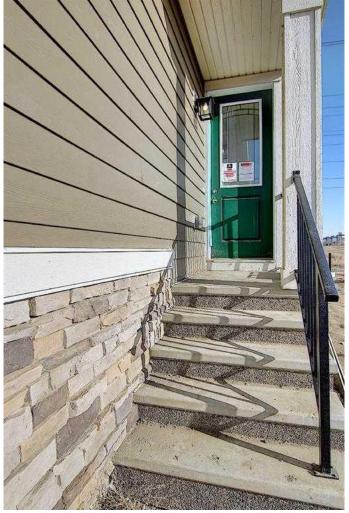
Spacious Loft Area: Ideal for a home office, playroom, or cozy reading nook, offering versatile living options.

Jack and Jill Bathroom: Perfectly designed for convenience and privacy, connecting two well-sized bedrooms.

Grand Master Suite: Enjoy a large master bedroom complete with a generous walk-in closet and a dual vanity bathroom featuring undermount sinks for a sleek, modern look. 8 ft Doors and Iron Wrought Railings: Distinctive 8-foot doors on the main floor and stylish iron wrought railings enhance the home's aesthetic appeal.

Quartz Countertops: Elegant and durable, the quartz countertops in the kitchen and bathrooms make a statement of luxury.





Electric Fireplace: Cozy up with a contemporary electric fireplace that adds both warmth and ambiance to the living space.

Side Entrance: A practical and stylish 8 ft side entrance adds to the home's convenience and charm.

This property is not just a home; it's a statement of modern luxury and comfort. Don't miss out on the opportunity to own this beautiful duplex that perfectly combines functionality with elegance. \*\*\*Note: Front elevation of home and interior photos are of same model for illustration purposes only and not of subject home. Actual style, interior colours and finishes may be different.\*\*\* Call today!

Unlock Your First Home with the GST Rebate!

The First-Time Home Buyers' GST Rebate could save you up to \$50,000 on a new home! You must be 18+, a Canadian citizen or permanent resident, and haven't owned or lived in a home you or your spouse/common-law partner owned in the last four years.

This is a LIMITED-TIME opportunityâ€" Homes placed under contract after May 27, 2025 are eligible, Terms and conditions are subject to the Government of Canada/CRA rules and guidelines.

Built in 2025

#### **Essential Information**

MLS® # A2208233
Price \$619,900
Bedrooms 3
Bathrooms 3.00
Full Baths 2
Half Baths 1
Square Footage 1,690

Acres 0.07

Year Built 2025

Type Residential

Sub-Type Semi Detached

Style 2 Storey, Side by Side

Status Active

## **Community Information**

Address 245 Waterford Way

Subdivision NONE

City Chestermere

County Chestermere

Province Alberta
Postal Code T1X 2Z9

## **Amenities**

Parking Spaces 2

Parking Double Garage Attached

# of Garages 2

#### Interior

Interior Features Double Vanity, High Ceilings, Kitchen Island, Quartz Counters, Separate

**Entrance** 

Appliances Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator

Heating Forced Air

Cooling None

Fireplace Yes

# of Fireplaces 1

Fireplaces Electric

Has Basement Yes

Basement Full, Unfinished

#### **Exterior**

Exterior Features None

Lot Description City Lot, Level, Rectangular Lot

Roof Asphalt Shingle

Construction Mixed, Vinyl Siding

Foundation Poured Concrete

#### **Additional Information**



Date Listed April 3rd, 2025

Days on Market 86

Zoning R-3

# **Listing Details**

Listing Office First Place Realty

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