

# \$544,900 - 257 Waterford Way, Chestermere

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MLS® #A2208241

**\$544,900**

3 Bedroom, 3.00 Bathroom, 1,690 sqft

Residential on 0.07 Acres

NONE, Chestermere, Alberta

\*\*\*Celebrate the Season in Waterford â€“ Limited \$15,000 Developer Savings Included\*\*\*Immediate Possession\*\*\*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 homeâ€™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 opportunity” 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® #     | A2208241  |
| Price      | \$544,900 |
| 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          | Side by Side, 2 Storey |
| Status         | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 257 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                                                                             |

### 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 | 231             |
| Zoning         | R-3             |

**Listing Details**

|                |                    |
|----------------|--------------------|
| Listing Office | First Place Realty |
|----------------|--------------------|

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