

\$596,900 - 245 Waterford Way, Chestermere

MLS® #A2208233

\$596,900

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 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® # | A2208233 |
| Price | \$596,900 |
| 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 | 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 | Kitchen Island, Separate Entrance, Double Vanity, High Ceilings, Quartz Counters |
| Appliances | Dishwasher, Refrigerator, Electric Stove, Microwave Hood Fan |
| 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 | Vinyl Siding, Mixed |
| Foundation | Poured Concrete |

Additional Information



| | |
|----------------|-----------------|
| Date Listed | April 3rd, 2025 |
| Days on Market | 103 |
| Zoning | R-3 |

Listing Details

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

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