# \$619,000 - 8 Waterford Manor, Chestermere

MLS® #A2233055

## \$619,000

3 Bedroom, 3.00 Bathroom, 1,894 sqft Residential on 0.08 Acres

NONE, Chestermere, Alberta

\*\*\*QUICK POSSESSION -SHOW HOME\*\*\* FRONT DOUBLE GARAGE, 3 Bedrooms + Bonus Room + Den | 2.5 Baths | The most popular Moana model, on a 33 feet wide lot, situated in the Waterford Community, minutes from the lake. Experience the epitome of open concept living, featuring upgrades such as 9 ft Ceilings on main floor and basement, metal spindles on railing, 3cm quartz countertops, LVP flooring, under mount sinks convenient upstairs laundry and so much more! Great room includes an electric fireplace which adds style and warmth perfect for chilly nights. The kitchen is completed with a huge island, perfect for gathering families and friends, soft close cabinets and drawers throughout, spacious pantry plus extra counter space, new appliance package including chimney exhaust fan, smooth top electric range, built-in microwave and UPGRADED refrigerator and dishwasher. The dining room can host a big family. Upstairs, indulge in the comfort of your perfectly sized central bonus room, ideal for streaming your favourite movies. Retreat to the spacious master suite with an ensuite and walk-in closet for a relaxing escape. The conveniently located laundry room and two secondary bedrooms, both with walk-in-closets, complete the second level. The basement is unfinished but comes with 9 feet ceilings, separate side entrance and a mechanical room moved to a corner. Proximity to the CALGARY, schools, diverse retail and culinary delights are just some of the







#### Built in 2024

#### **Essential Information**

MLS® # A2233055 Price \$619,000

Bedrooms 3
Bathrooms 3.00
Full Baths 2
Half Baths 1

Square Footage 1,894 Acres 0.08 Year Built 2024

Type Residential

Sub-Type Semi Detached

Style 2 Storey, Side by Side

Status Active

# **Community Information**

Address 8 Waterford Manor

Subdivision NONE

City Chestermere County Chestermere

Province Alberta
Postal Code T1X 2T9

#### **Amenities**

Parking Spaces 4

Parking Double Garage Attached

# of Garages 2

## Interior

Interior Features Kitchen Island, Pantry, Separate Entrance, Breakfast Bar, Vinyl

Windows, No Animal Home, No Smoking Home, Quartz Counters,

Soaking Tub

Appliances Dishwasher, Garage Control(s), Microwave, Refrigerator, Electric Range

Heating Forced Air, Natural Gas

Cooling None

Fireplace Yes

# of Fireplaces

Fireplaces Electric

Has Basement Yes
Basement Full

#### **Exterior**

Exterior Features BBQ gas line, Lighting

Lot Description Landscaped, Rectangular Lot, Front Yard

Roof Asphalt Shingle

Construction Concrete, Mixed, Vinyl Siding, Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed June 24th, 2025

Days on Market 129 Zoning R2

# **Listing Details**

Listing Office URBAN-REALTY.ca

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