

# \$619,900 - 152 Waterford Manor, Chestermere

MLS® #A2183350

**\$619,900**

3 Bedroom, 3.00 Bathroom, 1,619 sqft  
Residential on 0.09 Acres

NONE, Chestermere, Alberta

**\*\*\*UNDER CONSTRUCTION: APRIL possession\*\*\*** Discover your dream home in this stunning brand-new front attached SPEC duplex, featuring an array of luxurious upgrades and stylish design elements throughout. Perfectly crafted for comfort and modern living, this residence is a must-see!

## Key Features:

**High-End Engineered Hardwood Floors:** Experience the elegance and durability of engineered hardwood flooring on the main level, providing a warm and inviting atmosphere.

**Spacious 9 ft Ceilings:** Enjoy the airy feel of 9-foot ceilings that enhance the open-concept design.

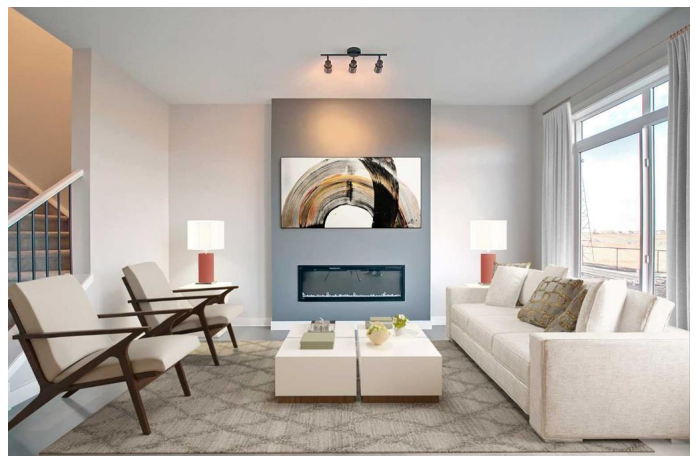
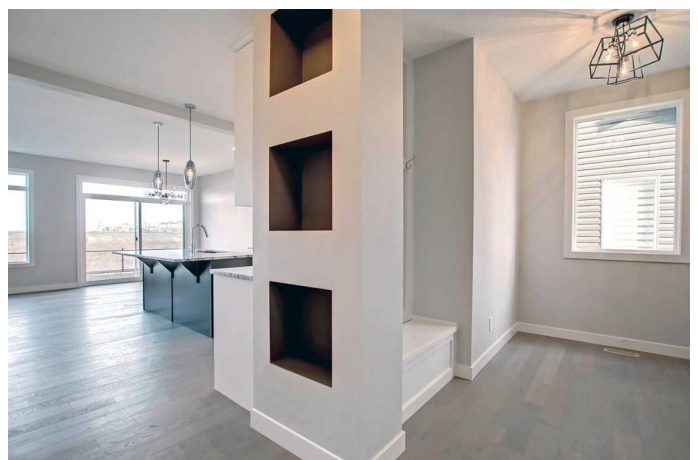
**Impressive 8 ft Doors:** Beautiful 8-foot doors on the main floor create a grand entrance and seamless flow between spaces.

**Expansive Bonus Room:** A huge bonus room offers versatile space for a family room, home office, or play area, perfect for entertaining or relaxing.

**Luxurious Master Suite:** Retreat to a large master bedroom featuring a generous walk-in closet and an ensuite with a dual vanity and undermount sinks for a touch of luxury.

**Stylish Tiles in Washrooms and Laundry:** Elegant tiles enhance the washrooms and laundry area, combining functionality with modern design.

**Great Kitchen with Quartz Countertops:** Enjoy



high-quality quartz countertops that provide both beauty and practicality in the kitchen and bathrooms.

Elegant Iron Wrought Railings: Tastefully designed wrought iron railings add a sophisticated touch throughout the home.

Cozy Electric Fireplace: Relax in the living area with a contemporary electric fireplace, perfect for creating a warm ambiance.

Built-In Bench at Entry: A built-in bench in the entryway adds convenience and style, perfect for organizing your belongings.

This exceptional duplex beautifully combines modern luxury with functional living. Donâ€™t miss the opportunity to make it your own!

Contact us today to schedule your private showing! \*\*\*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.\*\*\*

Built in 2025

Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2183350               |
| Price          | \$619,900              |
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,619                  |
| Acres          | 0.09                   |
| Year Built     | 2025                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

Community Information

|         |                     |
|---------|---------------------|
| Address | 152 Waterford Manor |
|---------|---------------------|

|             |             |
|-------------|-------------|
| Subdivision | NONE        |
| City        | Chestermere |
| County      | Chestermere |
| Province    | Alberta     |
| Postal Code | T1X 2T9     |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                       |
|-------------------|-----------------------------------------------------------------------|
| Interior Features | Double Vanity, High Ceilings, Kitchen Island, Pantry, Quartz Counters |
| Appliances        | Dishwasher, Microwave Hood Fan, Refrigerator, Electric Stove          |
| 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, Rectangular Lot, Level |
| Roof              | Asphalt Shingle                  |
| Construction      | Mixed, Vinyl Siding              |
| Foundation        | Poured Concrete                  |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | December 13th, 2024 |
| Days on Market | 127                 |
| Zoning         | R-3                 |

### Listing Details

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

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