

# \$616,900 - 91 Waterford Manor, Chestermere

MLS® #A2200677

**\$616,900**

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

NONE, Chestermere, Alberta

\*\*\*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 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® #	A2200677
Price	\$616,900
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 91 Waterford Manor  
Subdivision NONE  
City Chestermere  
County Chestermere  
Province Alberta  
Postal Code T1X 2Z8

### 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 1st, 2025

Days on Market 76  
Zoning R-3

### **Listing Details**

Listing Office First Place Realty

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