

# \$729,000 - 311 Waterford Road, Chestermere

MLS® #A2236166

**\$729,000**

3 Bedroom, 3.00 Bathroom, 2,014 sqft  
Residential on 0.08 Acres

Waterford, Chestermere, Alberta

Welcome to the brand new community of Waterford! This amazing Semi-Detached Front-Drive Garage Duplex is great at a fantastic price point and includes NEW Blinds! This 3-bedroom, 2.5-bathroom is over 2000 square feet. The main level features a front porch entrance, a Full bathroom with a shower and a Den on the main floor with a closet, chic kitchen with a pantry, a family room with an Open to Above feature and cozy nook. The Upper floor features a nice size primary bedroom with a walk-in closet and 4 piece ensuite and laundry plus a Large Bonus Room. The basement is ready for your development and has a Separate entrance! Possession will be November 2025. Call to book your private showing today!

Built in 2025

## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2236166      |
| Price          | \$729,000     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 3             |
| Square Footage | 2,014         |
| Acres          | 0.08          |
| Year Built     | 2025          |
| Type           | Residential   |
| Sub-Type       | Semi Detached |



## Blinds Included With Your New Home

A polished finish, no extra cost.  
Free blinds on select Waterford townhomes and duplex homes—limited time only!

[Explore Homes](#) | [Tour Today](#) | [Learn More](#)



**35**  
Prominent  
Homes

**WATERFORD, CHESTERMERE**

**MOVE-IN READY!**  
**\$729,000**  
SUMMER/FALL 2025

**ASPEN**

- 3 Bedrooms
- 3 Bathroom
- Full Main Bathroom

**Aspen Duplex**

Welcome to the brand new community of Waterford! This amazing Semi-Detached Front-Drive Garage Duplex is great at a fantastic price point and includes NEW Blinds!

- Open to Below
- Chic Kitchen
- Main floor full bath
- Side Entrance
- Large Bonus room
- Front Porch

403-402-3346 | Manjot@prominenthomes.ca | Showhome Address: 241 Waterford Heath

|        |                        |
|--------|------------------------|
| Style  | 2 Storey, Side by Side |
| Status | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 311 Waterford Road |
| Subdivision | Waterford          |
| City        | Chestermere        |
| County      | Chestermere        |
| Province    | Alberta            |
| Postal Code | T1X3B3             |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                           |
|-------------------|-------------------------------------------------------------------------------------------|
| Interior Features | Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Walk-In Closet(s) |
| Appliances        | Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator                              |
| Heating           | Forced Air                                                                                |
| Cooling           | None                                                                                      |
| Fireplace         | Yes                                                                                       |
| # of Fireplaces   | 1                                                                                         |
| Fireplaces        | Electric                                                                                  |
| Has Basement      | Yes                                                                                       |
| Basement          | Exterior Entry, Full, Unfinished                                                          |

### Exterior

|                   |                            |
|-------------------|----------------------------|
| Exterior Features | Lighting                   |
| Lot Description   | Back Yard, Rectangular Lot |
| Roof              | Asphalt Shingle            |
| Construction      | Wood Frame                 |
| Foundation        | Poured Concrete            |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | July 4th, 2025 |
| Days on Market | 80             |
| Zoning         | R-3            |

**Listing Details**

Listing Office                    eXp Realty

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