

**9 Waterford Glen**  
**Chestermere, Alberta**

**MLS # A2171522**



**\$449,900**



**FEATURES**

Back to Back Townhouse, Treated Wood Deck

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,505 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.03 Acre		
<b>Lot Feat:</b>	City Lot, Level, Street Lighting		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Wood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)		

**Inclusions:** N/A

Welcome to Your Dream Home! Under Construction: 4 - 5 Months to Build Discover this beautifully designed 2-bedroom plus flex room townhome, featuring 2.5 baths and the perfect blend of modern luxury and functional living. Key Features: Spacious Layout: Enjoy an open-concept living area with engineered hardwood floors that seamlessly flows into a large kitchen with a stunning island, perfect for entertaining. Elegant Kitchen: Equipped with a gas stove, refrigerator, over-the-range microwave, and a BBQ gas line leading to the main floor deck for easy outdoor grilling. Luxurious Bathrooms: Full tile shower in the ensuite and tub in the main bath. Convenient Upstairs Laundry: No more hauling laundry up and down stairs! Master Retreat: A generous walk-in closet provides ample storage. Outdoor Living: Relax on your balcony or enjoy additional outdoor space on the main floor deck. Oversized Single Garage: Plenty of room for your vehicle and additional storage. Nestled in a vibrant community, this townhome is ideal for families, professionals, or anyone seeking a stylish, low-maintenance lifestyle. Don't miss your chance to own this exceptional property—schedule your viewing today!