

1169 Waterford Drive
Chestermere, Alberta

MLS # A2192940



\$635,000

Division:	NONE		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,747 sq.ft.	Age:	2025 (0 yrs old)
Beds:	6	Baths:	4
Garage:	Off Street, Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite, Walk-Up To Grade	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Vinyl Windows		

Inclusions: n/a

Back on market due to financingThis Brand new East facing, charming semi-detached house offers a thoughtfully designed layout with modern amenities and versatile living spaces in the communities of Waterford featuring a full bathroom and a bedroom at the main floor, 2 bedroom illegal basement suite, concrete pad of 20*20 at the backyard and a lot to explore. The main floor features a cozy living area with an electric fireplace, perfect for relaxing evenings, and a separate dining area ideal for entertaining. The well-appointed kitchen includes a convenient island, providing both functionality and style. Also on the main floor is a full bathroom with a standing shower and a bedroom, offering flexibility for guests or a home office. Upstairs, you'll find three spacious bedrooms, including a primary bedroom with a walk-in closet and an ensuite full bathroom featuring a standing shower. Two additional full bathrooms and a laundry area complete the upper level, along with a small loft that can serve as a reading nook or workspace. The basement houses an illegal suite, with two bedrooms, a full bathroom, a kitchen, and a living area. Outside, the backyard boasts a 20x20 ft concrete pad. This property combines comfort, convenience, and potential, making it a perfect place to call home.