

**1200 Waterford Drive  
Chestermere, Alberta**

**MLS # A2199512**



**\$575,000**

|                  |                                 |               |                  |
|------------------|---------------------------------|---------------|------------------|
| <b>Division:</b> | NONE                            |               |                  |
| <b>Type:</b>     | Residential/Duplex              |               |                  |
| <b>Style:</b>    | 2 Storey, Attached-Side by Side |               |                  |
| <b>Size:</b>     | 1,712 sq.ft.                    | <b>Age:</b>   | 2025 (0 yrs old) |
| <b>Beds:</b>     | 4                               | <b>Baths:</b> | 3                |
| <b>Garage:</b>   | Off Street, Parking Pad         |               |                  |
| <b>Lot Size:</b> | 0.08 Acre                       |               |                  |
| <b>Lot Feat:</b> | Back Lane                       |               |                  |

|                    |                                                                                                       |                   |     |
|--------------------|-------------------------------------------------------------------------------------------------------|-------------------|-----|
| <b>Heating:</b>    | Forced Air                                                                                            | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Tile                                                                                          | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle                                                                                       | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Separate/Exterior Entry, Full, Unfinished                                                             | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Wood Frame                                                                                            | <b>Zoning:</b>    | R-3 |
| <b>Foundation:</b> | Poured Concrete                                                                                       | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance, Walk-In Closet(s) |                   |     |

**Inclusions:** N/A

Welcome to this Brand new home built by award winning builder, Prominent Homes, in the Brand New Community of Waterford! This Beautiful home features 4 Bedrooms including one on the main floor with a closet, 3 Full Bathrooms including a Full Bathroom on the main floor with a shower! THE MAIN floor also features a Gorgeous Kitchen that has an Island, Dining Nook, and Living Room. THE UPPER floor has 3 Bedrooms including a Large Primary Bedroom with a huge walk in closet and 3 piece Ensuite. The Basement has a separate entrance, ideal for future basement development and includes 9 foot ceilings, 2 egress windows and rough ins for your future washroom! It also comes with Alberta New Home Warranty. Call to book your private showing today!