

**91 Waterford Manor**  
**Chestermere, Alberta**

**MLS # A2200677**



**\$616,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,690 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	City Lot, Level, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Wood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed, Vinyl Siding	<b>Zoning:</b>	R-3
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, High Ceilings, Kitchen Island, Quartz Counters, Separate Entrance		

**Inclusions:** N/A

\*\*\*UNDER CONSTRUCTION - JUNE 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!