

245 Waterford Way
Chestermere, Alberta

MLS # A2208233



\$619,900

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

Heating: Forced Air

Water: -

Floors: Carpet, Tile, Wood

Sewer: -

Roof: Asphalt Shingle

Condo Fee: -

Basement: Full, Unfinished

LLD: -

Exterior: Mixed, Vinyl Siding

Zoning: R-3

Foundation: Poured Concrete

Utilities: -

Features: Double Vanity, High Ceilings, Kitchen Island, Quartz Counters, Separate Entrance

Inclusions: N/A

UNDER CONSTRUCTION - 4-5 months to completionWelcome 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!