



## 257 Waterford Way Chestermere, Alberta

MLS # A2208241



\$579,900

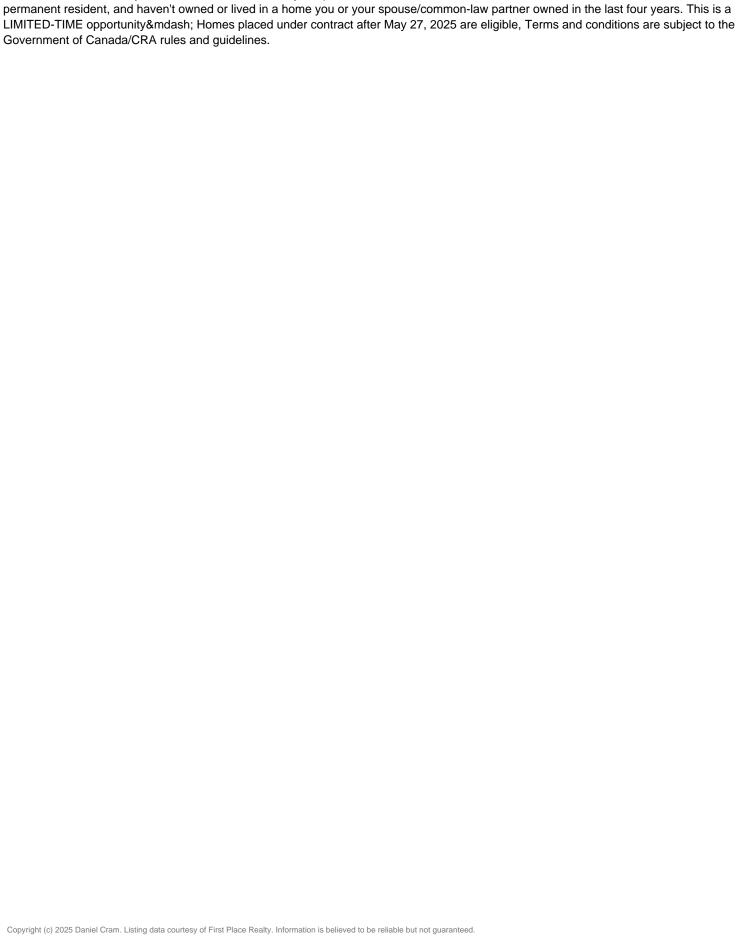
| Division: | NONE                             |        |                  |  |  |
|-----------|----------------------------------|--------|------------------|--|--|
| Type:     | Residential/Duplex               |        |                  |  |  |
| Style:    | 2 Storey, Attached-Side by Side  |        |                  |  |  |
| 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: For   | rced Air          | Water:     | -   |
|----------------|-------------------|------------|-----|
| Floors: Ca     | arpet, Tile, Wood | Sewer:     | -   |
| Roof: Ası      | phalt Shingle     | Condo Fee: | -   |
| Basement: Ful  | II, Unfinished    | LLD:       | -   |
| Exterior: Mix  | xed, Vinyl Siding | Zoning:    | R-3 |
| Foundation: Po | oured Concrete    | Utilities: | -   |

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

Inclusions: N/A

SEPTEMBER POSSESSION\*\*\*UNDER CONSTRUCTION\*\*\*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! Unlock Your First Home with the GST Rebate!



The First-Time Home Buyers' GST Rebate could save you up to \$50,000 on a new home! You must be 18+, a Canadian citizen or