

**12 Waterford Glen**  
**Chestermere, Alberta**

**MLS # A2299806**



**\$419,900**

<b>Division:</b>	Waterford		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,259 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.03 Acre		
<b>Lot Feat:</b>	City Lot, Interior Lot, 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>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed, Vinyl Siding	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, Kitchen Island, Quartz Counters		

**Inclusions:** N/A

Welcome to 12 Waterford Glen in Chestermere, where modern style meets everyday functionality in this beautifully designed townhouse. This move-in ready home offers the perfect blend of comfort, convenience, and contemporary finishes—ideal for first-time buyers, growing families, or investors. Enjoy the freedom of no condo fees and the convenience of a single attached garage with direct access into the home. Inside, the main floor is bright and inviting, featuring 9-foot ceilings, engineered hardwood flooring, and a thoughtfully designed open-concept layout that feels both spacious and welcoming. The kitchen and bathrooms are finished with elegant quartz countertops, offering a clean, modern look with lasting durability. Step outside to a treated wood deck with BBQ gas line, perfect for relaxing, entertaining, or enjoying summer evenings. Upstairs, the convenient upper-floor laundry adds everyday ease, while the ground-level flex room offers incredible versatility—ideal for a home office, workout space, guest room, or playroom. This is a home that truly delivers style, value, and flexibility in one of Chestermere’s most desirable communities. 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. To qualify, buyers must be at least 18 years old, be a Canadian citizen or permanent resident, and must not have owned or lived in a home owned by themselves or their spouse/common-law partner within the last four years. Homes placed under contract after May 27, 2025 may be eligible. Terms and conditions are subject to Government of Canada and CRA rules and guidelines. Please note: Front elevation and interior photos shown are from the same model and are for illustration purposes only. Actual home style, interior colours, and finishes may

vary. Call today!