

36 Waterford Manor Chestermere, Alberta

MLS # A2339147



\$655,000

Division:	Waterford		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	2,230 sq.ft.	Age:	2024 (2 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Corner Lot, Front Yard, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	R-3
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Walk-In Closet(s), Wet Bar		
Inclusions:	N/A		

Welcome to this stunning 2024-built semi-detached home in the growing community of Waterford, offering over 2,230 sq.ft. above grade, a fully finished basement, NO CARPET throughout and a front double attached garage, all situated on a desirable corner lot. Designed with space, functionality and modern finishes in mind, this bright home is filled with natural light and features upgraded custom automatic blinds and upgraded railing throughout. The open-concept main floor features a spacious living area centred around a beautiful fireplace with a floor-to-ceiling feature wall. The upgraded kitchen is designed for both everyday living and entertaining, featuring ceiling-height cabinetry, quartz countertops, a large island, built-in appliances and an oversized pantry offering plenty of storage. A dedicated den/office, spacious mudroom and access to the built rear deck complete the main level. Upstairs, a large bonus room provides the perfect additional living space for the family. The huge primary retreat features a generous walk-in closet and a beautiful 5-piece ensuite complete with dual sinks, a soaker tub and separate shower. Two additional spacious bedrooms each feature their own walk-in closets, while a full bathroom and dedicated laundry room with sink complete the upper level. The fully developed basement adds even more living space and versatility with a separate side entrance, large recreation/living area, bedroom, full bathroom, storage and a kitchenette. The basement has also been thoughtfully roughed-in with connections for future appliances and a washer/dryer, offering excellent potential for a future secondary suite, subject to City approval and permitting. Outside, enjoy the built deck along with the added space and exposure that comes with a corner lot. Located in the growing community of Waterford, this home offers an excellent combination of family-friendly living and

everyday convenience. The community is thoughtfully designed with parks, green spaces, walking and biking pathways, ponds, future school sites and neighbourhood commercial areas, with additional amenities continuing to develop nearby. A playground and walking trails are just minutes away, while Chestermere Lake provides year-round recreation close to home. Shopping, restaurants, grocery stores, schools and everyday services are all within a short drive, with additional shopping available at East Hills Shopping Centre including Costco, Walmart, Cineplex and numerous restaurants and retailers. With quick access to major routes, commuting into Calgary is easy. Offering exceptional space, modern upgrades, a fully finished basement and a highly functional layout, this move-in ready home is an excellent opportunity for families looking to enjoy everything Waterford and Chestermere have to offer.