REALTY ACES
Local . Realty . Aces
GRASSROOTS REALTY GROUP

587-899-3773
justin@realtyaces.ca

131 Waterford Manor Chestermere, Alberta

MLS # A2344522



$644,900

Division:	Waterford		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,443 sq.ft.	**Age:**	2026 (0 yrs old)
Beds:	4	**Baths:**	3
Garage:	Triple Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	City Lot, Corner Lot, Level		

Heating:	Forced Air	**Water:**	-
Floors:	Carpet, Tile, Wood	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Mixed, Vinyl Siding	**Zoning:**	R-3
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s)		

Inclusions: N/A

Welcome to this brand-new bungalow semi-duplex by Douglas Homes, ideally situated on a premium corner lot in Waterford, Chestermere. This thoughtfully designed home offers the convenience of bungalow living with a bright, open-concept layout and quality finishes throughout. The DH $25K Limited Savings is already included in the purchase price. Features include a rare triple-car garage, treated wood deck, quartz countertops, engineered hardwood flooring, and an electric fireplace. The well-appointed kitchen opens to the dining and living areas, creating a functional layout for everyday living and entertaining. The spacious primary bedroom is located on the main floor and features a private ensuite with dual sinks. The basement is currently undeveloped and is planned to be fully developed with two additional bedrooms, a 4-piece bathroom, and a large recreation/games room. The planned development will include 9’ ceilings, providing a comfortable and spacious lower-level living area. The home is located close to an existing park and future amenities, with convenient access to everyday services, shopping, and Chestermere attractions. Eligible first-time home buyers may qualify for the First-Time Home Buyers’ GST Rebate of up to $50,000, subject to Government of Canada and CRA eligibility requirements. Agreements must be dated after May 27, 2025. Please note that the basement is currently undeveloped. Some photos are of the same model and are provided for illustration purposes only. The actual home may vary in exterior style, interior colours, finishes, and selections. Contact us today for more information or to arrange a private viewing.

Copyright (c) 2026 Justin Wiechnik. Listing data courtesy of First Place Realty. Information is believed to be reliable but not guaranteed.