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GRASSROOTS REALTY GROUP

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46 Waterford Road
Chestermere, Alberta

MLS # A2353259

$609,900

Division:	Waterford		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,563 sq.ft.	**Age:**	2021 (5 yrs old)
Beds:	3	**Baths:**	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Front Yard, Greenbelt, Interior Lot, No Back Lane, Rectangular Lo		

Heating:	Forced Air	**Water:**	-
Floors:	Carpet, Tile, Vinyl Plank	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Vinyl Siding, Wood Frame	**Zoning:**	R-3
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Double Vanity, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Basement Suite Appliances - Fridge, Stove, Hood Fan, Washer, Dryer

Backing onto Greenbelt | 1-Bedroom Basement Suite(illegal) | Semi-Detached | 1,563 SqFt | Open Floor Plan | Bright with Natural Light | Sparkling Kitchen | Crisp White Cabinetry | White Quartz Countertops | Blue Tile Backsplash | Stainless Steel Appliances | Kitchen Island with Barstool Seating | Walk-In Pantry | Electric Fireplace | 3 Upper Level Bedrooms | Primary Bedroom with Greenbelt Views, Walk-In Closet & 4pc Ensuite | Upper Level 3pc Bathroom | Upper Level Laundry with Linen Shelves | Basement Separate Side Entry | Open Basement Floor Plan | Modern Basement Kitchen | Gloss-Finish Cabinets | Quartz Countertops | Stainless Steel Appliances | Basement Bedroom with 4pc Ensuite | Basement Laundry | Storage | Fully Fenced Backyard | Gate Access to Rear Greenbelt | Deck with Privacy Fence | Concrete Pathway Around Home | Front Double Attached Garage | Driveway. Welcome to this beautifully designed semi-detached home backing onto a peaceful greenbelt, offering a bright, open layout & the added versatility of a 1-bedroom basement suite(illegal). With 1,563 SqFt of thoughtfully designed living space above grade, this home is filled with natural light & features modern finishes throughout. The main level showcases an inviting open floor plan with a sparkling kitchen featuring crisp white cabinetry, white quartz countertops, stainless steel appliances & a striking blue tile backsplash that adds a beautiful pop of colour and contrast. The kitchen island with barstool seating & walk-in pantry offer excellent functionality, while the adjoining living area is anchored by an electric fireplace. The dining room features sliding glass doors leading directly to the deck & backyard, making indoor-outdoor entertaining effortless. A 2pc powder room completes this level. Upstairs holds 3 spacious bedrooms, including a primary retreat overlooking the

greenbelt with a walk-in closet & private 4pc ensuite featuring a quartz double vanity & walk-in shower. The additional bedrooms share a modern 3pc bathroom with a quartz vanity & walk-in shower. Upper-level laundry with convenient linen shelving adds everyday practicality. The basement offers a separate side entry leading to an open-concept 1-bedroom suite(illegal) with a modern kitchen featuring gloss-finish cabinetry, quartz countertops & stainless steel appliances. The sizeable bedroom includes a private 4pc ensuite with a single quartz vanity & tub/shower combination, while dedicated basement laundry & additional storage complete the space. Outside, enjoy the fully fenced backyard, a deck with a privacy fence & gate access to the rear greenbelt. A concrete pathway wraps around the home, connecting the backyard to the basement side entry & continuing to the front driveway. A front double attached garage provides additional convenience. With its greenbelt setting, stylish finishes, functional layout & added basement suite(illegal), this home offers an exceptional opportunity for comfortable living. Hurry & book your showing today!

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