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268 Waterford Way
Chestermere, Alberta

MLS # A2353261

$547,500

Division:	Waterford		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,665 sq.ft.	**Age:**	2025 (1 yrs old)
Beds:	3	**Baths:**	2 full / 1 half
Garage:	Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Garag		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Tile, Vinyl Plank	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Stone, Vinyl Siding, Wood Frame	**Zoning:**	R-3
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Breakfast Bar, Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Storage, Walk-In Closet(s)		

Inclusions: Pergola

Beautifully appointed semi-detached home featuring an attached double garage, sunny SOUTH facing backyard and 1,665 SF above grade living space. Combining a modern, chic design with everyday functionality offering the perfect balance of comfort, style and convenience. The open-concept main floor is flooded with natural light and showcases luxury vinyl plank flooring throughout, living room with cozy gas fireplace and a generously scaled dining area with patio door access to the sunny, maintenance free composite deck and fenced yard. You will love the kitchen with timeless white cabinets, quartz countertops, island with eating bar and walk-in pantry. Upstairs you will find the primary suite with walk-in closet and luxurious 4 piece ensuite and 2 guest rooms which share a 4 piece bathroom. A conveniently located laundry room and large bonus/family room are also found on this level. The unfinished basement awaits future development with room for a recreation area, additional bedroom and bathroom. Ideally located close to parks, schools, shopping, and other essential amenities, this home is move-in ready!

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