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30 Waterford Road
Chestermere, Alberta

MLS # A2353541

$545,000

Division:	Waterford		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,418 sq.ft.	**Age:**	2021 (5 yrs old)
Beds:	3	**Baths:**	2 full / 1 half
Garage:	Double Garage Attached, Off Street, Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Few Trees, Lake		

Heating:	Forced Air	**Water:**	-
Floors:	Carpet, Ceramic Tile, Hardwood	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Vinyl Siding	**Zoning:**	R-3
Foundation:	Poured Concrete	**Utilities:**	-

Features: Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Smart Home, Storage, Sump Pump(s), Walk-In Closet(s)

Inclusions: Window Coverings, Shed, Rain Barrel

Welcome to 30 Waterford Road, a beautifully crafted home in the sought-after community of Waterford in Chestermere! A/C installed, backyard complete with a composite deck, double attached garage, and a side entrance to the basement. Thoughtfully designed with a focus on style, comfort, and functionality, this home offers an exceptional opportunity for families looking for modern living in a growing community. The well-appointed interior features spacious living areas, quality finishes, and a functional layout ideal for both everyday living and entertaining. Enjoy the added comfort of central air conditioning throughout the warmer months, keeping your home cool and comfortable all summer long. The home also features a separate side entrance, offering excellent flexibility and future potential for a variety of uses. Outside, enjoy a thoughtfully developed backyard complete with landscaping, a privacy wall, space to entertain and enjoy the warmer months. With the added benefit of backing onto future green space, you can look forward to an open setting and a connection to the surrounding community. Located in the growing community of Waterford, this property offers a balance of modern living, outdoor enjoyment, and convenient access to Chestermere’s amenities, parks, pathways, schools, and nearby shopping. With its custom construction, desirable features, and appealing outdoor space, 30 Waterford Road is a wonderful place to call home. Don’t miss your opportunity to own in one of Chestermere’s developing communities!

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