

# \$596,900 - 91 Waterford Manor, Chestermere

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MLS® #A2200677

## \$596,900

3 Bedroom, 3.00 Bathroom, 1,690 sqft

Residential on 0.07 Acres

NONE, Chestermere, Alberta

\*\*\*Immediate possession\*\*\*Welcome to this exquisite front-attached duplex, meticulously crafted and ready for you to call home. This residence offers a blend of contemporary design and opulent features, ensuring a lifestyle of comfort and sophistication.

### Key Features:

**Elegant Engineered Hardwood Floors:**  
Experience the warmth and durability of high-quality flooring throughout the main living areas.

**Modern Tile Work:** Beautiful tiles in the washrooms and laundry add a touch of luxury and practicality.

**Spacious Loft Area:** Ideal for a home office, playroom, or cozy reading nook, offering versatile living options.

**Jack and Jill Bathroom:** Perfectly designed for convenience and privacy, connecting two well-sized bedrooms.

**Grand Master Suite:** Enjoy a large master bedroom complete with a generous walk-in closet and a dual vanity bathroom featuring undermount sinks for a sleek, modern look.

**8 ft Doors and Iron Wrought Railings:**  
Distinctive 8-foot doors on the main floor and stylish iron wrought railings enhance the home's aesthetic appeal.

**Quartz Countertops:** Elegant and durable, the quartz countertops in the kitchen and bathrooms make a statement of luxury.

**Electric Fireplace:** Cozy up with a



contemporary electric fireplace that adds both warmth and ambiance to the living space.

Side Entrance: A practical and stylish 8 ft side entrance adds to the home's convenience and charm.

This property is not just a home; it's a statement of modern luxury and comfort.

Don't miss out on the opportunity to own this beautiful duplex that perfectly combines functionality with elegance.

Unlock Your First Home with the GST Rebate!

The First-Time Home Buyers' GST Rebate could save you up to \$50,000 on a new home! You must be 18+, a Canadian citizen or permanent resident, and haven't owned or lived in a home you or your spouse/common-law partner owned in the last four years.

This is a LIMITED-TIME opportunity! Homes placed under contract after May 27, 2025 are eligible, Terms and conditions are subject to the Government of Canada/CRA rules and guidelines.

Built in 2025

### Essential Information

MLS® #	A2200677
Price	\$596,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,690
Acres	0.07
Year Built	2025
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, 2 Storey
Status	Active



## Community Information

Address	91 Waterford Manor
Subdivision	NONE
City	Chestermere
County	Chestermere
Province	Alberta
Postal Code	T1X 2Z8

## Amenities

Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	Double Vanity, High Ceilings, Kitchen Island, Quartz Counters, Separate Entrance
Appliances	Dishwasher, Electric Stove, Refrigerator, Microwave Hood Fan
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Unfinished, Full

## Exterior

Exterior Features	None
Lot Description	Rectangular Lot, City Lot, Level
Roof	Asphalt Shingle
Construction	Mixed, Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	April 1st, 2025
Days on Market	98
Zoning	R-3

## Listing Details

Listing Office	First Place Realty
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