

**114 Waterford Road**  
**Chestermere, Alberta**

**MLS # A2217488**



**\$624,999**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,713 sq.ft.	<b>Age:</b>	2022 (3 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, No Neighbours Behind		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-3
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Separate Entrance		

**Inclusions:** N/A

Welcome to this beautiful home in the sought after Waterford community of Chestermere. This stunning property features a double attached front garage and sits on a spacious lot that backs directly onto serene green space with no rear neighbours for added privacy. Designed with elegance and function in mind, the home offers a bright open concept layout with 9-foot ceilings on the main floor. The chef inspired kitchen is beautifully upgraded with quartz countertops, sleek backsplash, premium cabinetry and a full stainless steel smart appliance package. A separate side entrance to the basement adds great future potential. Upstairs, you will find three generously sized bedrooms, including a primary suite with a double sink ensuite. The additional two bedrooms are connected by a Jack & Jill bathroom, giving them the feel of individual master suites as well. A spacious bonus room with large upgraded windows brings in abundant natural light, while the convenient upper floor laundry adds ease to daily living. Located just steps away from No Frills, transit, shopping amenities and Chestermere Lake, this home is perfect for families. Book your showing today!