

# \$619,900 - 241 Waterford Way, Chestermere

MLS® #A2208237

**\$619,900**

3 Bedroom, 3.00 Bathroom, 1,690 sqft  
Residential on 0.07 Acres

NONE, Chestermere, Alberta

\*\*\*UNDER CONSTRUCTION - 4-5 months to completion\*\*\* 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. \*\*\*Note: Front elevation of home and interior photos are of same model for illustration purposes only and not of subject home. Actual style, interior colours and finishes may be different.\*\*\* Call today!

Built in 2025

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2208237               |
| Price          | \$619,900              |
| 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          | 2 Storey, Side by Side |
| Status         | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 241 Waterford Way |
| Subdivision | NONE              |
| City        | Chestermere       |
| County      | Chestermere       |
| Province    | Alberta           |

Postal Code T1X 2Z9

### Amenities

Parking Spaces 2  
Parking Double Garage Attached  
# of Garages 2

### Interior

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



### Exterior

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

### Additional Information

Date Listed April 3rd, 2025  
Days on Market 8  
Zoning R-3

### Listing Details

Listing Office First Place Realty

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