

42 Waterford Road
Chestermere, Alberta

MLS # A2164613



\$635,000

Division:	NONE		
Type:	Residential/Duplex		
Style:	2 Storey, Side by Side		
Size:	1,685 sq.ft.	Age:	2021 (3 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Backs on to Park/Green Space		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	3
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Vinyl Windows, Walk-In Closet(s)		

Inclusions: See list

Welcome to your new home in sought-after Award-Winning Community of Waterford! This two 2-storeysingle-family attached home is ready for you to enjoy. This 1,685 sq ft home features an open floor plan perfect for family gatherings and entertaining. Main floor features 9-foot ceilings, a kitchen, living room, dining room and a patio door leading out to the deck and a large backyard. The living area boasts large, north facing windows that floods the space with natural light, complementing the elegant electric hanging fireplace and custom mantel. The kitchen is equipped with quartz counters and stainless-steel appliances including - refrigerator, electric stove, dishwasher, and microwave hood fan. You will love the large pantry with custom solid wood shelving. With 3 spacious bedrooms and 2.5 baths, this home provides ample space for family living. The master bedroom is a relaxing retreat with a large walk-in closet with custom built ins. The master bathroom has double sinks, a large shower and plenty of storage space. The two other bedrooms share a jack and jill ensuite and both have custom shelving in the closets. You will love the convenience of the upstairs laundry room right off the bonus room. The house has a main and side entrance for added convenience. The property is fully fenced and landscaped and backs onto a green space for extra privacy. Located in a desirable new community with nearby schools, a picturesque lake, and quick access to shopping, this home offers both comfort and a connection to nature. Don't miss the opportunity to make this beautiful, modern home your own. Schedule a viewing today and experience the best of Chestermere living.