

# \$619,900 - 99 Waterford Manor, Chestermere

MLS® #A2166743

**\$619,900**

3 Bedroom, 3.00 Bathroom, 1,619 sqft  
Residential on 0.07 Acres

NONE, Chestermere, Alberta

**\*\*\*UNDER CONSTRUCTION: 3 - 5 months to possession\*\*\*** Discover your dream home in this stunning brand-new front attached duplex, featuring an array of luxurious upgrades and stylish design elements throughout. Perfectly crafted for comfort and modern living, this residence is a must-see!

Key Features:

**High-End Engineered Hardwood Floors:** Experience the elegance and durability of engineered hardwood flooring on the main level, providing a warm and inviting atmosphere.

**Spacious 9 ft Ceilings:** Enjoy the airy feel of 9-foot ceilings that enhance the open-concept design.

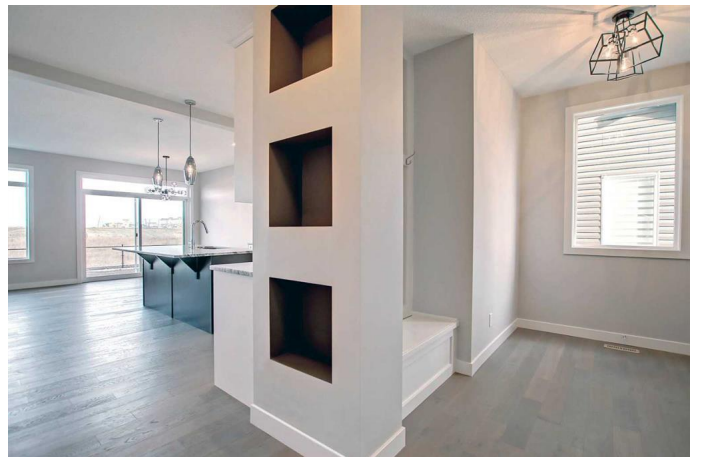
**Impressive 8 ft Doors:** Beautiful 8-foot doors on the main floor create a grand entrance and seamless flow between spaces.

**Expansive Bonus Room:** A huge bonus room offers versatile space for a family room, home office, or play area, perfect for entertaining or relaxing.

**Luxurious Master Suite:** Retreat to a large master bedroom featuring a generous walk-in closet and an ensuite with a dual vanity and undermount sinks for a touch of luxury.

**Stylish Tiles in Washrooms and Laundry:** Elegant tiles enhance the washrooms and laundry area, combining functionality with modern design.

**Great Kitchen with Quartz Countertops:** Enjoy



high-quality quartz countertops that provide both beauty and practicality in the kitchen and bathrooms.

Elegant Iron Wrought Railings: Tastefully designed wrought iron railings add a sophisticated touch throughout the home.

Cozy Electric Fireplace: Relax in the living area with a contemporary electric fireplace, perfect for creating a warm ambiance.

Built-In Bench at Entry: A built-in bench in the entryway adds convenience and style, perfect for organizing your belongings.

This exceptional duplex beautifully combines modern luxury with functional living. Don't miss the opportunity to make it your own!

Contact us today to schedule your private showing! \*\*\*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.\*\*\*

Built in 2025

### Essential Information

MLS® #	A2166743
Price	\$619,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,619
Acres	0.07
Year Built	2025
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### Community Information

Address 99 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, Pantry
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	September 17th, 2024
Days on Market	178
Zoning	R-3

### **Listing Details**

Listing Office	First Place Realty
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