

181 Waterford Way
Chestermere, Alberta

MLS # A2217261



\$679,900

Division:	NONE		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,702 sq.ft.	Age:	2024 (1 yrs old)
Beds:	6	Baths:	4
Garage:	Double Garage Attached, Off Street		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite, Walk-Up To Grade	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

****2 Bedroom Illegal Suite**BRAND NEW****Welcome to this stunning front-garage duplex, with 2 bedroom illegal SUITE, thoughtfully designed to offer comfort and functionality. The main floor features a convenient bedroom and a full bathroom with a standing shower, perfect for guests or multi-generational living. The spacious living room boasts an open-to-below layout and an elegant electric fireplace with tiles extending to the ceiling, creating a grand yet cozy ambiance. A large kitchen with a pantry and a separate dining room completes the main floor. Upstairs, you'll find three well-appointed bedrooms, a bonus area, and two full bathrooms. The primary bedroom includes a private 4-piece ensuite with a standing shower, while a second full bathroom serves the other two bedrooms. The Sunshine Basement, almost like a walk-out, features a side entrance and two BEDROOMS with large sunshine window (egress), providing abundant natural light. A large kitchen, a living area and a 4pc bathroom is designed to accommodate a growing family or to be used as an ILLEGAL SUITE. Situated directly across from a children's park, this home checks all the boxes for a complete family lifestyle. Don't miss the opportunity to make it yours!