

**108 Waterford Way**  
**Chestermere, Alberta**

**MLS # A2210051**



**\$619,900**

|                  |   |               |                  |
|------------------|---|---------------|------------------|
| <b>Division:</b> | NONE  |               |                  |
| <b>Type:</b>     | Residential/Duplex  |               |                  |
| <b>Style:</b>    | 2 Storey, Attached-Side by Side                           |               |                  |
| <b>Size:</b>     | 1,564 sq.ft.  | <b>Age:</b>   | 2025 (0 yrs old) |
| <b>Beds:</b>     | 3   | <b>Baths:</b> | 2 full / 1 half  |
| <b>Garage:</b>   | Double Garage Attached, Driveway, Garage Faces Front      |               |                  |
| <b>Lot Size:</b> | 0.06 Acre   |               |                  |
| <b>Lot Feat:</b> | Back Yard, Interior Lot, Rectangular Lot, Street Lighting |               |                  |

|                    |   |                   |     |
|--------------------|---|-------------------|-----|
| <b>Heating:</b>    | Forced Air  | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Tile, Vinyl   | <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>   | Stone, Vinyl Siding, Wood Frame   | <b>Zoning:</b>    | R-3 |
| <b>Foundation:</b> | Poured Concrete   | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Walk-In Closet(s) |                   |     |
| <b>Inclusions:</b> | N/A   |                   |     |

Brand New Home | Never Lived In | West Facing | Semi-Detached | 1,564 SqFt | 3-Bedrooms | 2.5 Bathrooms | Open Floor Plan | Sparkling Kitchen | Quartz Countertops | Full Height Cabinets | Black Hardware | Kitchen Island | Pantry | Modern Finishes | Electric Fireplace | Vinyl Plank Flooring | Large Windows | Recessed Lighting | Spacious Bedrooms | Upper Level Laundry | Side Entry to Basement | Great Backyard | Double Attached Garage | Driveway. Welcome to your brand new semi-detached home boasting 1,564 SqFt throughout the main and upper levels with an additional 655 SqFt in the unfinished basement. Be the first to live in this spacious home with modern finishes and incredible natural light. Step inside to a foyer with closet storage for a clean and organized space. The wide hallways, high ceilings, recessed lighting and wide plank flooring all compliment this home. The open floor plan kitchen, dining and living rooms make this the perfect home to entertain friends and family. The sparkling kitchen is outfitted with full height cabinets, gleaming white quartz countertops, bold black hardware and stainless steel appliances. The walk-in pantry is great for dry goods storage. The centre island is the ideal place for small meals and socializing while you cook. The dining room is paired with sliding glass doors that lead to the backyard making indoor/outdoor living easy. The living room is framed with a large window that overlooks the backyard and also has an electric fireplace with a TV ready wall above. The main level is complete with a 2pc bath. Upstairs is finished with plush carpet flooring in the 3 grand bedrooms. The primary is expansive with a walk-in closet and private 4pc ensuite bath. The ensuite has a walk-in shower and dual vanity with a quartz countertop and storage below. Bedrooms 2 & 3 are both sizeable and share the 4pc bath with a

tub/shower combo. The upper level laundry is every home owner's dream as its located near all the bedrooms. Downstairs, the basement has a separate side entry and rough-in plumbing. The blank canvas basement allows you to add your own personal touch to this home as your family sees fit! Outside is a great backyard with plenty of space for both dining and living. The front attached double garage and driveway allow for 4 vehicles to be parked at any time. Located in the highly desired neighbourhood of Waterford in Chestermere, your new home has quick access to all amenities in Chestermere and a quick commute to Calgary. Hurry and book your showing today!