

# \$616,900 - 91 Waterford Manor, Chestermere

MLS® #A2166380

**\$616,900**

3 Bedroom, 3.00 Bathroom, 1,568 sqft  
Residential on 0.07 Acres

NONE, Chestermere, Alberta

\*\*\*UNDER CONSTRUCTION: 2 - 3 months to possession\*\*\*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® #	A2166380
Price	\$616,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,568
Acres	0.07
Year Built	2025
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, 2 Storey
Status	Active

### Community Information

Address	91 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 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 September 16th, 2024  
Days on Market 176  
Zoning R-3

## Listing Details

Listing Office First Place Realty

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.