

# \$599,000 - 92 Waterford Manor, Chestermere

MLS® #A2233048

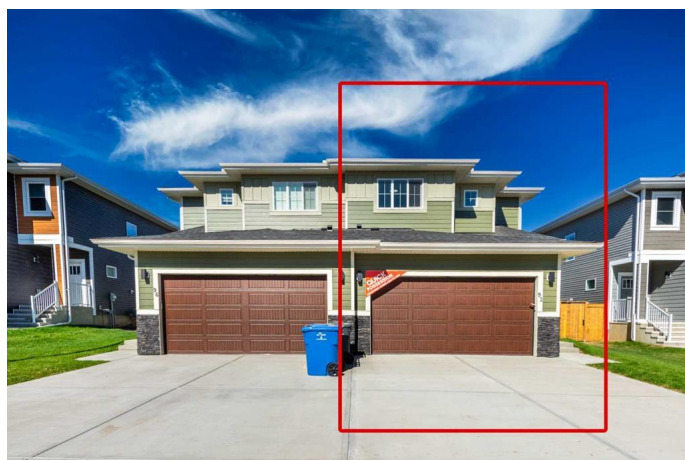
**\$599,000**

3 Bedroom, 3.00 Bathroom, 1,709 sqft

Residential on 0.08 Acres

Waterford, Chestermere, Alberta

**\*QUICK POSSESSION\* - FULL BATH ON MAIN FLOOR, FRONT DOUBLE GARAGE , 3 Bedrooms + Bonus Room + Den | 3 Full Baths | The popular Kai model, on a 33 feet wide lot, situated in the Waterford Community, minutes from the Chestermere lake. Experience the epitome of open concept living, featuring upgrades such as 9 ft Ceilings on main floor and basement, metal spindles on railing, 3cm quartz countertops, LVP flooring, under mount sinks convenient upstairs laundry and so much more! Great room includes an electric fireplace which adds style and warmth perfect for chilly nights. The kitchen is completed with a big island, perfect for gathering families and friends, soft close cabinets and drawers throughout, spacious pantry plus extra counter space and Samsung appliance package. The dining nook is large enough to host a dinner for a big family. Upstairs, indulge in the comfort of your perfectly sized central bonus room, ideal for streaming your favourite movies. Retreat to the spacious master suite with an ensuite and walk-in closet, for a relaxing escape. The two secondary bedrooms, a 3-piece common bath and conveniently located laundry room complete the upper level. The basement is unfinished but comes with 9 feet ceilings, separate side entrance and a mechanical room in a corner. Proximity to CALGARY, schools, diverse retail and culinary delights are just some of the highlights. Call to book your showing now !!!!**



Built in 2025

Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2233048               |
| Price          | \$599,000              |
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,709                  |
| Acres          | 0.08                   |
| Year Built     | 2025                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

Community Information

|             |                    |
|-------------|--------------------|
| Address     | 92 Waterford Manor |
| Subdivision | Waterford          |
| City        | Chestermere        |
| County      | Chestermere        |
| Province    | Alberta            |
| Postal Code | T1X 2T9            |

Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

Interior

|                   |                                                                                          |
|-------------------|------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, Pantry, Quartz Counters, Breakfast Bar, Vinyl Windows, Separate Entrance |
| Appliances        | Dishwasher, Microwave, Refrigerator, Washer/Dryer, Electric Range, Garage Control(s)     |
| Heating           | Forced Air, Natural Gas                                                                  |
| Cooling           | None                                                                                     |
| Fireplace         | Yes                                                                                      |
| # of Fireplaces   | 1                                                                                        |
| Fireplaces        | Electric                                                                                 |

|              |                  |
|--------------|------------------|
| Has Basement | Yes              |
| Basement     | Full, Unfinished |

**Exterior**

|                   |                                           |
|-------------------|-------------------------------------------|
| Exterior Features | BBQ gas line, Lighting                    |
| Lot Description   | Landscaped, Front Yard, Rectangular Lot   |
| Roof              | Asphalt Shingle                           |
| Construction      | Concrete, Mixed, Wood Frame, Vinyl Siding |
| Foundation        | Poured Concrete                           |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 1st, 2025 |
| Days on Market | 29                |
| Zoning         | R2                |

**Listing Details**

|                |                 |
|----------------|-----------------|
| Listing Office | URBAN-REALTY.ca |
|----------------|-----------------|

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