

# \$645,000 - 8 Waterford Manor, Chestermere

MLS® #A2233055

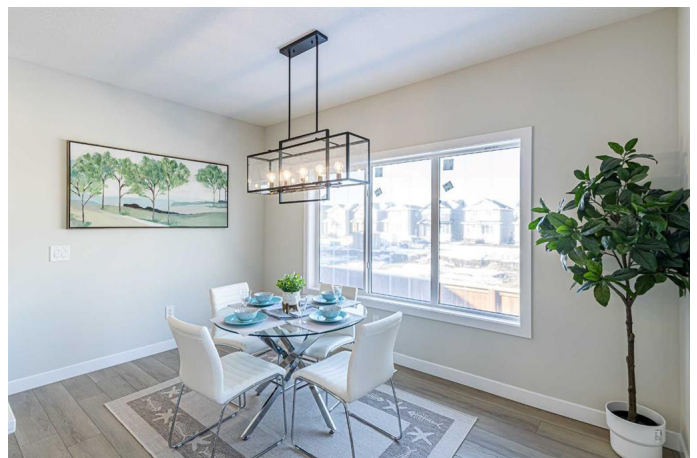
**\$645,000**

3 Bedroom, 3.00 Bathroom, 1,894 sqft  
Residential on 0.08 Acres

NONE, Chestermere, Alberta

**\*\*\*QUICK POSSESSION SHOW HOME\*\*\***

FRONT DOUBLE GARAGE , 3 Bedrooms + Bonus Room + Den | 2.5 Baths | The most popular Moana model, on a 33 feet wide lot, situated in the Waterford Community, minutes from the 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 huge island, perfect for gathering families and friends, soft close cabinets and drawers throughout, spacious pantry plus extra counter space, new appliance package including chimney exhaust fan, smooth top electric range, built-in microwave and UPGRADED refrigerator and dishwasher. The dining room can host 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 conveniently located laundry room and two secondary bedrooms, both with walk-in-closets, complete the second level. The basement is unfinished but comes with 9 feet ceilings, separate side entrance and a mechanical room moved to a corner. Proximity to the CALGARY, schools, diverse retail and culinary delights are just some of the



highlights. Call to book your showing now !!!!!!!

Built in 2024

**Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | A2233055               |
| Price          | \$645,000              |
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,894                  |
| Acres          | 0.08                   |
| Year Built     | 2024                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

**Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 8 Waterford Manor |
| Subdivision | NONE              |
| City        | Chestermere       |
| County      | Chestermere       |
| Province    | Alberta           |
| Postal Code | T1X 2T9           |

**Amenities**

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

**Interior**

|                   |                                                                                                                                        |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Separate Entrance, Soaking Tub, Vinyl Windows |
| Appliances        | Dishwasher, Electric Range, Garage Control(s), Microwave, Refrigerator                                                                 |
| 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   | Front Yard, Landscaped, Rectangular Lot   |
| Roof              | Asphalt Shingle                           |
| Construction      | Concrete, Mixed, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                           |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 24th, 2025 |
| Days on Market | 55              |
| Zoning         | R2              |

## Listing Details

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

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