

\$584,900 - 123 Waterford Manor, Chestermere

MLS® #A2245000

\$584,900

3 Bedroom, 3.00 Bathroom, 1,619 sqft

Residential on 0.07 Acres

Waterford, Chestermere, Alberta

Step into effortless living with the Waterton â€” a beautifully designed duplex in the vibrant community of Waterford. This thoughtfully crafted home combines modern elegance with everyday functionality, perfect for families, professionals, or anyone looking to enjoy the best of suburban living just minutes from Calgary.

The main floor welcomes you with 9-foot ceilings and warm engineered hardwood flooring that flows through an open-concept layout. The gourmet kitchen features quartz countertops, a walk-in pantry, and a bright dining nook â€” all overlooking the spacious great room, centered around a sleek electric fireplace. A built-in entry bench adds practical charm to the front foyer.

Upstairs, you'll find a generous bonus room, ideal for movie nights or a home office, along with a full-size laundry room and three spacious bedrooms. The primary suite is a true retreat, offering a walk-in closet and a private ensuite with double vanities and a tiled shower.

With a double attached garage, tasteful exterior design, and a premium location in Waterford, this home offers everything you need â€” and more. Possession is available mid-August, so you can move in before the end of summer.

***Unlock Your First Home with the GST Rebate! The First-Time Home Buyers' GST Rebate could save you up to \$50,000 on a new home! You must be 18+, a Canadian



citizen or permanent resident, and haven't owned or lived in a home you or your spouse/common-law partner owned in the last four years. This is a LIMITED-TIME opportunity” Homes placed under contract after May 27, 2025 are eligible, Terms and conditions are subject to the Government of Canada/CRA rules and guidelines. ***
Note: Interior photos are of a model home and for illustrative purposes only. Actual style, interior colors, and finishes may vary.
Donâ€™t miss your chance to own this exceptional home built by Douglas Homes â€” where remarkable is within reach.



Built in 2025

Essential Information

MLS® #	A2245000
Price	\$584,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,619
Acres	0.07
Year Built	2025
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	123 Waterford Manor
Subdivision	Waterford
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, Kitchen Island, Pantry, Quartz Counters
Appliances	Dishwasher, Electric Range, 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, Rectangular Lot
Roof	Asphalt Shingle
Construction	Composite Siding, Mixed, Stone, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	July 30th, 2025
Days on Market	19
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.