

# **\$589,900 - 108 Waterford Way, Chestermere**

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MLS® #A2262029

**\$589,900**

3 Bedroom, 3.00 Bathroom, 1,561 sqft

Residential on 0.06 Acres

Waterford, Chestermere, Alberta

Welcome to this brand new semi-detached home with a front double attached garage, perfectly located in the desirable community of Waterford. Designed with style and functionality in mind, this home boasts numerous upgrades throughout.

Step inside to a bright, open foyer leading to the main floor, featuring 9-foot ceilings and beautiful engineered hardwood throughout. The open-concept kitchen showcases quartz countertops, stainless steel appliances, upgraded light fixtures, and painted cabinetry to ceiling height. It flows seamlessly into the spacious living room with an electric fireplace and dining area overlooking the large backyard – ideal for summer BBQs and outdoor entertaining. A convenient 2-piece bathroom completes the main level.

Upstairs, the home offers three generously sized bedrooms, each with ample natural light and closet space. The primary suite is a true retreat, featuring a spacious walk-in closet and a luxurious ensuite with dual vanities. The additional bedrooms are perfect for family, guests, or a home office, and share a well-appointed 4-piece bathroom. Completing the upper level is a full-size laundry room for ultimate convenience.

The unfinished basement includes a separate side entrance, providing flexibility for a future living space, guest suite, or investment



opportunity.

Tucked away on a quiet street, this home is just minutes from all the amenities Chestermere offers, including schools, parks, shopping, and the lake

Built in 2025

**Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | A2262029               |
| Price          | \$589,900              |
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,561                  |
| Acres          | 0.06                   |
| Year Built     | 2025                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

**Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 108 Waterford Way |
| Subdivision | Waterford         |
| City        | Chestermere       |
| County      | Chestermere       |
| Province    | Alberta           |
| Postal Code | T1X 3A2           |

**Amenities**

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

**Interior**

|                   |                                                                 |
|-------------------|-----------------------------------------------------------------|
| Interior Features | High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, |
|-------------------|-----------------------------------------------------------------|

|                 |                                                                                |
|-----------------|--------------------------------------------------------------------------------|
|                 | Pantry, Quartz Counters                                                        |
| Appliances      | Dishwasher, Electric Oven, Garage Control(s), Microwave Hood Fan, Refrigerator |
| Heating         | Forced Air, Natural Gas                                                        |
| Cooling         | None                                                                           |
| Fireplace       | Yes                                                                            |
| # of Fireplaces | 1                                                                              |
| Fireplaces      | Electric                                                                       |
| Has Basement    | Yes                                                                            |
| Basement        | Full                                                                           |

## Exterior

|                   |                                         |
|-------------------|-----------------------------------------|
| Exterior Features | Other, Private Entrance, Private Yard   |
| Lot Description   | Back Yard, Lawn, Level, See Remarks     |
| Roof              | Asphalt Shingle                         |
| Construction      | Cement Fiber Board, Stone, Vinyl Siding |
| Foundation        | Poured Concrete                         |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 6th, 2025 |
| Days on Market | 32                |
| Zoning         | R-3               |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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