

# WATERFORD CHESTERMERE

## MOVE-IN READY!

### \$729,000

SUMMER/FALL 2025

**ASPEN**

3 Bedrooms

3 Bathroom

Full Main Bathroom

**Aspen Duplex**

Welcome to the brand new community of Waterford! This amazing Semi-Detached Front-Drive Garage Duplex is great at a fantastic price point and includes New Blinds!

- Open to Below
- Chic Kitchen
- Main floor full bath
- Side Entrance
- Large Bonus room
- Front Porch

403-402-3346

Manjot@prominenthomes.ca

Showhome Address:  
241 Waterford Heights

|        |                        |
|--------|------------------------|
| Style  | 2 Storey, Side by Side |
| Status | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 311 Waterford Road |
| Subdivision | Waterford          |
| City        | Chestermere        |
| County      | Chestermere        |
| Province    | Alberta            |
| Postal Code | T1X3B3             |

### Amenities

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

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Walk-In Closet(s) |
| Appliances        | Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator                              |
| Heating           | Forced Air  |
| Cooling           | None  |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Electric  |
| Has Basement      | Yes   |
| Basement          | Exterior Entry, Full, Unfinished  |

### Exterior

|                   |                            |
|-------------------|----------------------------|
| Exterior Features | Lighting                   |
| Lot Description   | Back Yard, Rectangular Lot |
| Roof              | Asphalt Shingle            |
| Construction      | Wood Frame                 |
| Foundation        | Poured Concrete            |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | July 4th, 2025 |
| Days on Market | 51             |
| Zoning         | R-3            |

**Listing Details**

Listing Office                      eXp Realty

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