

# \$679,900 - 181 Waterford Way, Chestermere

MLS® #A2217261

**\$679,900**

6 Bedroom, 4.00 Bathroom, 1,702 sqft  
Residential on 0.07 Acres

NONE, Chestermere, Alberta

**\*\*2 Bedroom Illegal Suite\*\*BRAND**

**NEW\*\***Welcome to this stunning front-garage duplex, with 2 bedroom illegal SUITE, thoughtfully designed to offer comfort and functionality. The main floor features a convenient bedroom and a full bathroom with a standing shower, perfect for guests or multi-generational living. The spacious living room boasts an open-to-below layout and an elegant electric fireplace with tiles extending to the ceiling, creating a grand yet cozy ambiance. A large kitchen with a pantry and a separate dining room completes the main floor. Upstairs, you'll find three well-appointed bedrooms, a bonus area, and two full bathrooms. The primary bedroom includes a private 4-piece ensuite with a standing shower, while a second full bathroom serves the other two bedrooms. The Sunshine Basement, almost like a walk-out, features a side entrance and two BEDROOMS with large sunshine window (egress), providing abundant natural light. A large kitchen, a living area and a 4pc bathroom is designed to accommodate a growing family or to be used as an ILLEGAL SUITE. Situated directly across from a children's park, this home checks all the boxes for a complete family lifestyle. Don't miss the opportunity to make it yours!

Built in 2024

## Essential Information



|                |                        |
|----------------|------------------------|
| MLS® #         | A2217261               |
| Price          | \$679,900              |
| Bedrooms       | 6                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 4                      |
| Square Footage | 1,702                  |
| Acres          | 0.07                   |
| Year Built     | 2024                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 181 Waterford Way |
| Subdivision | NONE              |
| City        | Chestermere       |
| County      | Chestermere       |
| Province    | Alberta           |
| Postal Code | T1X 3A2           |

### Amenities

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

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Vinyl Windows, Walk-In Closet(s), Bathroom Rough-in |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Range Hood, Refrigerator, Stove(s), Washer  |
| Heating           | Forced Air  |
| Cooling           | None  |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Electric  |
| Has Basement      | Yes   |
| Basement          | Exterior Entry, Finished, Full, Suite, Walk-Up To Grade   |

**Exterior**

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | None                            |
| Lot Description   | Back Yard, Rectangular Lot      |
| Roof              | Asphalt Shingle                 |
| Construction      | Stone, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                 |

**Additional Information**

|                |               |
|----------------|---------------|
| Date Listed    | May 2nd, 2025 |
| Days on Market | 2             |
| Zoning         | R-1           |

**Listing Details**

|                |             |
|----------------|-------------|
| Listing Office | PREP Realty |
|----------------|-------------|

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