

\$619,000 - 35 Waterford Street, Chestermere

MLS® #A2270297

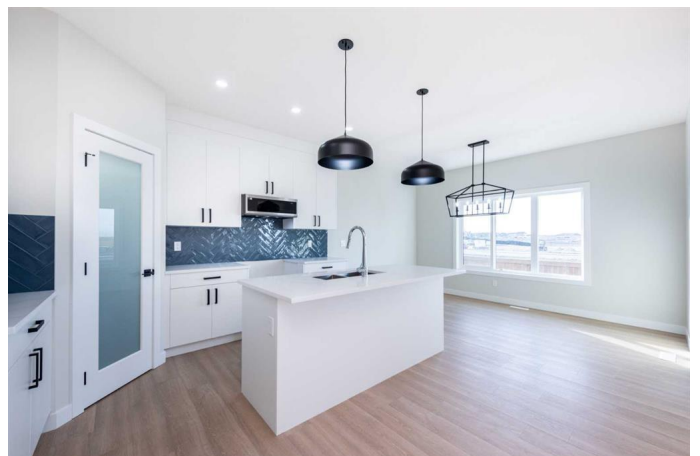
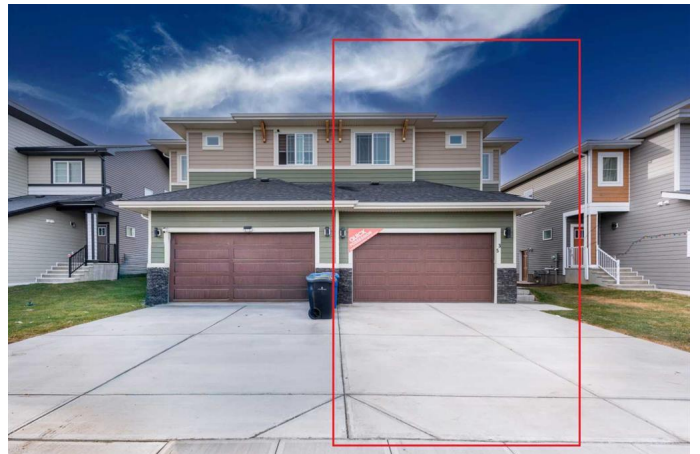
\$619,000

3 Bedroom, 3.00 Bathroom, 1,900 sqft
Residential on 0.08 Acres

Waterford, Chestermere, Alberta

OPEN HOUSE SATURDAY NOV 15 -
1pm-4pm AND SUNDAY NOV 16 -2pm-5pm -
QUICK POSSESSION - FULL BATH ON
MAIN FLOOR, FRONT DOUBLE GARAGE |

The most popular Moana model, on a 33 feet EAST facing 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 DUAL TONE cabinets and drawers throughout, spacious pantry plus extra counter space and Samsung appliance package. The dining nook is large enough to host a dinner for 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 two secondary bedrooms, both with walk-in-closets, a common bath with tiled standing shower and conveniently located laundry room complete the upper level. The basement is unfinished but comes with 9 feet ceilings, separate side entrance and a mechanical room in a corner. Proximity to CALGARY, schools, diverse retail and culinary delights are just some of the



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

Built in 2025

Essential Information

MLS® #	A2270297
Price	\$619,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,900
Acres	0.08
Year Built	2025
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	35 Waterford Street
Subdivision	Waterford
City	Chestermere
County	Chestermere
Province	Alberta
Postal Code	T1X 2Z6

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, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	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	November 13th, 2025
Days on Market	3
Zoning	R2

Listing Details

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

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.