

# \$640,000 - 1169 Waterford Drive, Chestermere

MLS® #A2192940

**\$640,000**

6 Bedroom, 4.00 Bathroom, 1,747 sqft  
Residential on 0.07 Acres

NONE, Chestermere, Alberta

\*\*\*Back on market due to financing\*\*\* This Brand new East facing, charming semi-detached house offers a thoughtfully designed layout with modern amenities and versatile living spaces in the communities of Waterford featuring a full bathroom and a bedroom at the main floor, 2 bedroom Illegal basement suite, concrete pad of 20\*20 at the backyard and a lot to explore. The main floor features a cozy living area with an electric fireplace, perfect for relaxing evenings, and a separate dining area ideal for entertaining. The well-appointed kitchen includes a convenient island, providing both functionality and style. Also on the main floor is a full bathroom with a standing shower and a bedroom, offering flexibility for guests or a home office. Upstairs, youâ€™ll find three spacious bedrooms, including a primary bedroom with a walk-in closet and an ensuite full bathroom featuring a standing shower. Two additional full bathrooms and a laundry area complete the upper level, along with a small loft that can serve as a reading nook or workspace. The basement houses an illegal suite, with two bedrooms, a full bathroom, a kitchen, and a living area. Outside, the backyard boasts a 20x20 ft concrete pad. This property combines comfort, convenience, and potential, making it a perfect place to call home.

Built in 2025

## Essential Information



MLS® #	A2192940
Price	\$640,000
Bedrooms	6
Bathrooms	4.00
Full Baths	4
Square Footage	1,747
Acres	0.07
Year Built	2025
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### **Community Information**

Address	1169 Waterford Drive
Subdivision	NONE
City	Chestermere
County	Chestermere
Province	Alberta
Postal Code	T1X 3A1

### **Amenities**

Parking Spaces	2
Parking	Off Street, Parking Pad

### **Interior**

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, 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 Lane, Back Yard, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	February 6th, 2025
Days on Market	36
Zoning	R-1

### **Listing Details**

Listing Office	PREP Realty
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