

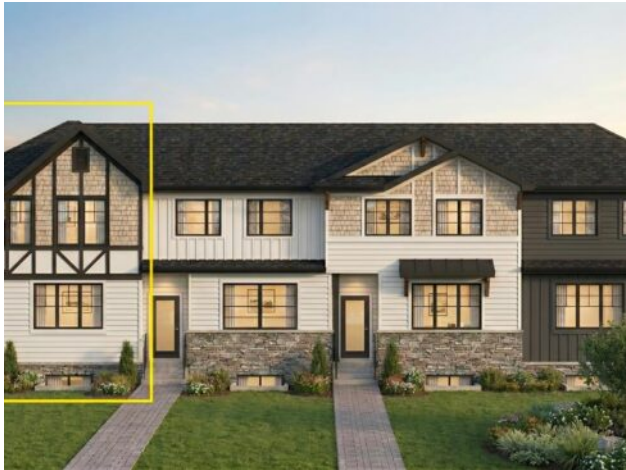


GRASSROOTS
REALTY GROUP

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166 Waterford Road
Chestermere, Alberta

MLS # A2313370



\$459,900

Division:	Waterford		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,497 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Off Street, Parking Pad, Rear Drive		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Landscaped, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Mixed, Stone, Vinyl Siding, Wood Frame	Zoning:	R-3
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Breakfast Bar, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	None		

Welcome to the complete package in the peaceful "Lake City" community of Waterford! This 2-STOREY END-UNIT TOWNHOUSE offers the perfect layout and privacy without the burden of monthly fees (NO CONDO FEES). Plus, BOTH FRONT AND BACK LANDSCAPING ARE INCLUDED, offering a COMPLETE READY TO MOVE IN HOME UPON COMPLETION. The list price includes GST, and qualified first-time buyers can TAKE ADVANTAGE OF THE NEW HOUSING GST REBATE UPFRONT to reduce their purchase price! Inside, the main floor features a bright, open-concept family room, a spacious dining area, and a functional, tucked-away U-SHAPED KITCHEN DESIGNED TO MAXIMIZE SPACE. Bonus: ALL KITCHEN APPLIANCES ARE INCLUDED! Upstairs, discover 3 spacious bedrooms, including a primary retreat with a walk-in closet and a private ENSUITE WITH STANDING SHOWER, alongside the ultimate convenience of an upper-floor laundry room. The unfinished basement is a blank canvas awaiting your touch, comes with an UPGRADED 9 FT. CEILING HEIGHT AND 2 WINDOWS for incredible future development potential. Outside, the property includes a rear concrete parking pad. Enjoy an effortless commute to Calgary via easy access to Glenmore Trail and 17th Ave, while living just minutes from Rainbow Creek Elementary, Chestermere Lake Middle School, local groceries, popular restaurants, and the lake! (The front elevation photo is only for illustration purposes).