



**50 Waterford Road
Chestermere, Alberta**

MLS # A2320152



\$550,000

Division:	Waterford		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,539 sq.ft.	Age:	2022 (4 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Backs on to Park/Green Space, City Lot, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Stone, Vinyl Siding	Zoning:	Residential Multi Unit
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Double Vanity, Stone Counters		

Inclusions: None

Built four years ago in Waterford, this semi-detached home is the kind of entry point that first time, buyers, growing families, and savvy investors are all competing for. The main floor features an open-concept layout with engineered hardwood throughout. The kitchen is a true centrepiece, featuring maple cabinetry, grey quartz countertops, stainless steel appliances, a pantry, and a large island with seating - perfect for entertaining or busy family mornings. Upstairs you'll find three bedrooms, including a primary retreat with a walk-in closet and private ensuite. A full bathroom and convenient upper-floor laundry complete the second level. The unfinished basement is a blank slate ready to develop to suit. Out back, a fully fenced yard with deck and patio backs onto green space for privacy and tranquility. Double attached garage completes the package. Some images have been virtually enhanced.