

# \$449,900 - 9 Waterford Glen, Chestermere

MLS® #A2171522

**\$449,900**

2 Bedroom, 3.00 Bathroom, 1,505 sqft  
Residential on 0.03 Acres

NONE, Chestermere, Alberta

Welcome to Your Dream Home!

Under Construction: 4 - 5 Months to Build

Discover this beautifully designed 2-bedroom plus flex room townhome, featuring 2.5 baths and the perfect blend of modern luxury and functional living.

Key Features:

**Spacious Layout:** Enjoy an open-concept living area with engineered hardwood floors that seamlessly flows into a large kitchen with a stunning island, perfect for entertaining.

**Elegant Kitchen:** Equipped with a gas stove, refrigerator, over-the-range microwave, and a BBQ gas line leading to the main floor deck for easy outdoor grilling.

**Luxurious Bathrooms:** Full tile shower in the ensuite and tub in the main bath.

**Convenient Upstairs Laundry:** No more hauling laundry up and down stairs!

**Master Retreat:** A generous walk-in closet provides ample storage.

**Outdoor Living:** Relax on your balcony or enjoy additional outdoor space on the main floor deck.

**Oversized Single Garage:** Plenty of room for



QUICK POSSESSION

## CLAIRE

9 Waterford Glen • Waterford, Chestermere

1400 sq ft 2 bedrooms 2.5 bathrooms 23'



### FEATURES

- ✓ Back-to-Back Townhouse
- ✓ Treated Wood Deck
- ✓ No Condo Fees
- ✓ Full Landscaping
- ✓ Single Car Garage
- ✓ Upper Floor Laundry
- ✓ 9' Main Floor Ceiling
- ✓ Eng. Hardwood Main Floor
- ✓ Quartz Countertops
- ✓ Upper Floor Flex Room

\*Price includes lot&gst. Price, features & plan are subject to change at any time.



your vehicle and additional storage.

Nestled in a vibrant community, this townhome is ideal for families, professionals, or anyone seeking a stylish, low-maintenance lifestyle.

Don't miss your chance to own this exceptional property—schedule your viewing today!

Built in 2025

### Essential Information

MLS® #	A2171522
Price	\$449,900
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,505
Acres	0.03
Year Built	2025
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

### Community Information

Address	9 Waterford Glen
Subdivision	NONE
City	Chestermere
County	Chestermere
Province	Alberta
Postal Code	T1X 2T8

### Amenities

Parking Spaces	1
Parking	Single Garage Attached
# of Garages	1

### Interior

Interior Features	Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)
Appliances	Dishwasher, Gas Stove, Microwave Hood Fan, Refrigerator
Heating	Forced Air
Cooling	None
Basement	None

## Exterior

Exterior Features	Balcony, BBQ gas line
Lot Description	City Lot, Level, Street Lighting
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	October 8th, 2024
Days on Market	173
Zoning	DC

## Listing Details

Listing Office	First Place Realty
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