

\$584,900 - 99 Waterford Manor, Chestermere

MLS® #A2244997

\$584,900

3 Bedroom, 3.00 Bathroom, 1,619 sqft

Residential on 0.07 Acres

Waterford, Chestermere, Alberta

AUGUST POSSESSION Introducing The Waterton by Douglas Homes â€” a beautifully crafted duplex in the sought-after community of Waterford in Chestermere. This home offers a stylish and practical layout perfect for growing families or those looking to settle into a modern, well-appointed space.

The main floor features a bright and open concept design with 9-foot ceilings and rich engineered hardwood flooring throughout. The kitchen is the heart of the home, complete with quartz countertops, a walk-in pantry, and a cozy dining nook, all flowing seamlessly into the spacious great room with a striking electric fireplace. A built-in bench at the front entry adds a touch of character and function.

Upstairs, youâ€™ll find a generous bonus room ideal for relaxing or working from home, along with a convenient laundry area and three well-sized bedrooms. The primary suite includes a walk-in closet and an ensuite with dual vanities â€” a private retreat after a long day.

This is the right-side unit of a charming duplex, complete with a double front-attached garage and timeless curb appeal. Move in as early as mid August and enjoy all the features and finishes that make this home uniquely Douglas.

Now is the perfect time to make your move to Waterford!

***Unlock Your First Home with the GST Rebate! The First-Time Home Buyers' GST Rebate could save you up to \$50,000 on a



new home! You must be 18+, a Canadian citizen or permanent resident, and haven't owned or lived in a home you or your spouse/common-law partner owned in the last four years. This is a LIMITED-TIME opportunityâ€” Homes placed under contract after May 27, 2025 are eligible, Terms and conditions are subject to the Government of Canada/CRA rules and guidelines. *** Don't miss your opportunity to own this beautiful, move-in-ready home built with quality and care.

Note: Interior photos are of a model home and for illustrative purposes only. Actual style, interior colors, and finishes may vary. Don't miss this incredible opportunity to own a brand-new, move-in ready home with premium finishes! Call today!



Built in 2025

Essential Information

MLS® #	A2244997
Price	\$584,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,619
Acres	0.07
Year Built	2025
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	99 Waterford Manor
Subdivision	Waterford
City	Chestermere



County	Chestermere
Province	Alberta
Postal Code	T1X 2Z8

Amenities

Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Double Vanity, High Ceilings, Kitchen Island, Pantry, Quartz Counters
Appliances	Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	None
Lot Description	City Lot, Rectangular Lot
Roof	Asphalt Shingle
Construction	Composite Siding, Mixed, Stone, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	July 31st, 2025
Days on Market	30
Zoning	R-3

Listing Details

Listing Office	First Place Realty
----------------	--------------------

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.