

# \$499,900 - 13 Waterford Glen, Chestermere

MLS® #A2216188

**\$499,900**

3 Bedroom, 3.00 Bathroom, 1,552 sqft

Residential on 0.05 Acres

NONE, Chestermere, Alberta

Embark on a journey to a reimagined living space that transcends traditional townhouse designs. This soon-to-be-completed gem, set to be ready in August, beckons you to explore its intricate features and modern comforts.

**\*\*Key Highlights:\*\***

**\*\*No Condo Fees:\*\*** Enjoy the freedom of ownership without the burden of monthly fees.

**\*\*Single Car Garage:\*\*** A practical addition that intertwines convenience with security.

**\*\*9' Main Floor Ceiling:\*\*** Experience a sense of openness and light, enhancing the living tapestry of your home.

**\*\*Quartz Countertops:\*\*** These surfaces orchestrate elegance in your kitchen and bathrooms, offering both beauty and durability.

**\*\*Treated Wood Deck:\*\*** Step outside to a verdant space perfect for entertaining or quiet reflection.

**\*\*Full Landscaping:\*\*** A meticulously designed outdoor area awaits.

**\*\*Upper Floor Laundry:\*\*** Convenience is key in this layout, making everyday chores a breeze.

**\*\*Engineered Hardwood Main Floor:\*\*** This choice not only enhances aesthetics but also offers durability and style.

**\*\*Ground Level Flex Room:\*\*** An enigmatic space that can adapt to your lifestyle—be it a home office, gym, or guest room.

This townhouse is more than just a home;



## PRIMROSE

13 Waterford Glen • Waterford, Chestermere



### FEATURES

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



itâ€™s a mosaic of modern living designed to elevate your lifestyle. Delve into the possibilities that await you and make this captivating space your own. Donâ€™t miss the chance to be part of this new chapter in a labyrinth of modern elegance!  
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. Call today!

Built in 2025

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2216188      |
| Price          | \$499,900     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,552         |
| Acres          | 0.05          |
| Year Built     | 2025          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 3 Storey      |
| Status         | Active        |

**Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 13 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   | Level, Street Lighting, City Lot |
| Roof              | Asphalt Shingle                  |
| Construction      | Stone, Vinyl Siding              |
| Foundation        | Poured Concrete                  |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 20th, 2025 |
| Days on Market | 51             |
| Zoning         | DC             |

### Listing Details

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

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