

# \$1,199,900 - 3 Waterford Manor, Chestermere

MLS® #A2192759

**\$1,199,900**

8 Bedroom, 5.00 Bathroom, 2,914 sqft

Residential on 0.01 Acres

NONE, Chestermere, Alberta

Showhome Hours: Monday to Thursday 2 to 8pm, Weekends and Holidays 12-5pm, Closed Friday! ANOTHER JEWEL BY GREEN CEDAR HOMES! THIS SHOWHOME IS SOMETHING OUT OF A MOVIE! GORGEOUS EXTERIOR WITH AN ABSOLUTELY STUNNING INTERIOR! \*\*\*THIS HOME IS JUST FULL OF UPGRADES\*\*\* LOCATED ON A CORNER LOT - MAIN FLOOR BEDROOM & FULL BATH - SPICE KITCHEN - FINISHED BASEMENT WITH WET BAR - MASTER WITH TRAY CEILINGS - FEATURE WALL, BUILT-INS AND MORE - Offering over 4000 SQFT of Luxurious Living Space with 7 (+1) Bedrooms, 5 FULL baths & Triple Garage Attached - Main floor offers BEDROOM/OFFICE & FULL BATH, dining, and spacious family room with fireplace. The kitchen is a culinary delight boasting Stunning Cabinetry, Stainless Steel Appliances, Kitchen Island and a SPICE KITCHEN! The usage of living space on the upper level is immaculate, offering 4 bedrooms and 3 FULL baths. Of the 4 bedrooms, 1 is the master that comes with a 5 PC ENSUITE, Spacious W.I.C & TRAY CEILINGS! 3 OUT OF 4 BEDROOMS ON THE UPPER LEVEL HAVE A W.I.C. You will also find a bonus room with TRAY CEILINGS and conveniently located laundry on the upper level. This home still has more to give! Make your way to the FULLY FINISHED BASEMENT that offers a REC ROOM WITH WET BAR, FULL BATH, 2 bedrooms and an



additional room that can be used as a gym or extra bedroom!! This home is in an amazing location with close proximity to the Rainbow Falls Plaza. In addition to that, it has easy access to Glenmore Trail and 17th Ave SE! SHOW HOMES DO NOT COME UP OFTEN, ESPECIALLY THOSE OF THIS CALIBUR - Call your favourite realtor for a showing today \*\*\* YOU DO NOT WANT TO MISS OUT!

Built in 2024

**Essential Information**

MLS® #	A2192759
Price	\$1,199,900
Bedrooms	8
Bathrooms	5.00
Full Baths	5
Square Footage	2,914
Acres	0.01
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	3 Waterford Manor
Subdivision	NONE
City	Chestermere
County	Chestermere
Province	Alberta
Postal Code	T1X 2T9

**Amenities**

Parking Spaces	6
Parking	Triple Garage Attached
# of Garages	3

**Interior**

Interior Features	Built-in Features, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Tray Ceiling(s), Vinyl Windows, Wet Bar
Appliances	Bar Fridge, Dishwasher, Dryer, Electric Range, Gas Cooktop, Range Hood, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Other
Lot Description	Corner Lot
Roof	Asphalt Shingle
Construction	Composite Siding, Stone
Foundation	Poured Concrete

## Additional Information

Date Listed	February 6th, 2025
Days on Market	87
Zoning	R-1

## Listing Details

Listing Office	Real Broker
----------------	-------------

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.