

# \$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
- ✓ Treated Wood Deck
- ✓ No Condo Fees
- ✓ Full Landscaping
- ✓ Single Car Garage
- ✓ Upper Floor Laundry
- ✓ 9' Main Floor Ceiling
- ✓ Eng. Hardwood Main Floor
- ✓ Quartz Countertops
- ✓ 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	90
Zoning	DC

### **Listing Details**

Listing Office	First Place Realty
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