

# \$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 | 97             |
| Zoning         | DC             |

### 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.