

# \$525,000 - 296 Waterford Way, Chestermere

MLS® #A2211026

**\$525,000**

3 Bedroom, 3.00 Bathroom, 1,313 sqft  
Residential on 0.06 Acres

NONE, Chestermere, Alberta

Welcome to this Brand new home built by award winning builder, Prominent Homes, in the Brand New Community of Waterford! This Beautiful townhouse has NO CONDO FEES and features 3 Bedrooms and 2 and half Bathrooms and Double Attached Garage and includes NEW Blinds. THE MAIN floor also features a Gorgeous Kitchen that has an Island, Dining Nook, and Living Room. THE UPPER floor has 3 Bedrooms including a Large Primary Bedroom with a walk in closet and 4 piece Ensuite and Laundry It also has Alberta New Home Warranty. Possession is June 2025. Call to book your private showing today!

Built in 2025

## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2211026      |
| Price          | \$525,000     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,313         |
| Acres          | 0.06          |
| Year Built     | 2025          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |



WATERFORD, CHESTERMERE

**THE MERCER R**

3 Bedrooms

2.5 Bathroom

Double Attached Garage

# MOVE-IN READY!

## \$ 525,000

SUMMER POSSESSION

**Mercer Townhome**  
1,299 sq/ft

Welcome to this FEE SIMPLE beautifully spacious family home, thoughtfully designed for comfort and convenience, featuring a double attached garage for effortless everyday living

- Spacious Bedrooms
- Upper Laundry
- Walkthrough mudroom and pantry leading to kitchen
- Side Entrance
- 9 foot foundation and Main floor ceiling
- Open to Below great room
- NO CONDO FEE



403-402-3346  
Manjot Mangat

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prominenthomes.ca

Showhome Address:  
241 Waterford Heath



|        |        |
|--------|--------|
| Status | Active |
|--------|--------|

## Community Information

|             |                   |
|-------------|-------------------|
| Address     | 296 Waterford Way |
| Subdivision | NONE              |
| City        | Chestermere       |
| County      | Chestermere       |
| Province    | Alberta           |
| Postal Code | T1X 2Z9           |

## Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

## Interior

|                   |                                                                                    |
|-------------------|------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s) |
| Appliances        | Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator                       |
| Heating           | Forced Air                                                                         |
| Cooling           | None                                                                               |
| Has Basement      | Yes                                                                                |
| Basement          | Full, Unfinished                                                                   |

## Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Lighting        |
| Lot Description   | Rectangular Lot |
| Roof              | Asphalt Shingle |
| Construction      | Wood Frame      |
| Foundation        | Poured Concrete |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 11th, 2025 |
| Days on Market | 131              |
| Zoning         | R-3              |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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