



**286 Waterford Road
Chestermere, Alberta**

MLS # A2300976



\$559,900

Division:	Waterford		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,578 sq.ft.	Age:	2026 (0 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, City Lot, Rectangular Lot, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed, Vinyl Siding	Zoning:	R-1PRL
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Quartz Counters, Separate Entrance, Walk-In Closet(s)		

Inclusions: N/A

Welcome to this brand-new, never-lived-in home in the sought-after Waterford community of Chestermere—offering 4 bedrooms and 2.5 bathrooms, designed for modern living and long-term value. The main floor delivers immediate flexibility with a bedroom ideal for guests or a home office, complemented by 8 doors, upgraded railings, and a clean, open-concept layout. The contemporary kitchen features stainless steel appliances and connects seamlessly to the living and dining areas—built for both daily function and entertaining. Upstairs, you’ll find spacious bedrooms, including a primary suite with a private ensuite featuring a dual vanity, providing both comfort and functionality for growing families. Located in a family-friendly community close to parks, schools, and everyday amenities, this home balances lifestyle and investment. Take advantage of the First-Time Home Buyers’ GST Rebate—potential savings up to \$50,000. Eligible buyers must be 18+, Canadian citizens or permanent residents, and not have owned or lived in a home they or their spouse owned in the past four years. Applies to qualifying contracts after May 27, 2025, subject to CRA guidelines. Note: Photos and renderings are of a similar model for illustration purposes. Actual finishes, colors, and elevation may vary. Call Today!