



**10 Waterford Mews  
Chestermere, Alberta**

**MLS # A2309295**



**\$949,000**

<b>Division:</b>	Waterford		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,902 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	7	<b>Baths:</b>	5
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Corner Lot, Level		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	RC-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan, Quartz Counters		

**Inclusions:** N/A

Rare opportunity to own an exceptional Showhome in the sought-after Waterford community of Chestermere. Situated on a premium corner lot, this impressive property offers over 3,900 sq. ft. of meticulously designed living space, including a fully legal 2-bedroom basement suite ideal for extended family or Rental Income. The main floor is thoughtfully designed for both comfort and functionality, featuring a spacious bedroom and full bathroom, perfect for guests or multi-generational living. A fully equipped spice kitchen complements the beautifully appointed main kitchen, making this home ideal for families who love to cook and entertain. The upper level boasts 4 generously sized bedrooms, including a luxurious primary retreat and a second master bedroom with its own ensuite, providing exceptional flexibility for large or extended families. A spacious bonus room completes the upper floor and offers the perfect setting for relaxation or entertainment. Showcasing upscale finishes, refined design, and outstanding attention to detail throughout, this home presents a rare opportunity to own a truly remarkable property in one of Chestermere's premier new communities.