



**250 Waterford Road
Chestermere, Alberta**

MLS # A2309762



\$559,900

Division:	Waterford		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,418 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, City Lot, No Neighbours Behind, Rectangular Lot, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Wood	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 beautifully designed home in the growing community of Waterford in Chestermere. Offering a modern open-concept layout with thoughtful finishes throughout, this home combines style, comfort, and everyday functionality—perfect for first-time buyers, growing families, or investors alike. The main floor features a bright and spacious living area enhanced by 8-foot doors that add to the open and airy feel of the home. The contemporary kitchen is both practical and inviting, complete with stylish finishes, generous cabinetry, and an ideal setup for entertaining or day-to-day living. A convenient 2-piece bathroom completes the main level. Upstairs, you’ll find three well-appointed bedrooms and two full bathrooms, including a spacious primary retreat with a walk-in closet and private ensuite. The upper-floor laundry area adds extra convenience to daily living. The unfinished basement with a separate side entrance provides excellent future development potential, offering flexibility for additional living space or future customization, subject to municipal approvals. Outside, the home includes a 20’ x 20’ rear concrete parking pad with ample off-street parking and the opportunity to build a future garage, subject to municipal approval and permitting. Situated in the vibrant community of Waterford, residents can enjoy nearby parks, pathways, schools, playgrounds, and local amenities, all while benefiting from convenient access to Chestermere Lake and Calgary. First-Time Buyer Opportunity: Eligible purchasers may qualify for the First-Time Home Buyers’ GST Rebate, offering potential savings of up to \$50,000 on a new home. Buyers must be 18 years or older, Canadian citizens or permanent residents, and must not have owned or occupied a home owned by themselves or their spouse/common-law partner within the

past four years. Homes placed under contract after May 27, 2025 may qualify. Terms and conditions are subject to Government of Canada and CRA guidelines. Please note: Photos shown may be from a similar model and are provided for illustration purposes only. Actual finishes, features, colours, and specifications may vary. Don't miss this opportunity to own a brand-new home in one of Chestermere's growing communities. Call today!