



**GRASSROOTS**  
REALTY GROUP

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**46 Waterford Mews  
Chestermere, Alberta**

**MLS # A2315801**



**\$609,900**

<b>Division:</b>	Waterford		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,960 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Additional Parking, Concrete Driveway, Double Garage Attached, Driveway, P		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard, Interior Lot, Rectangular Lot, See Remarks		

<b>Heating:</b>	Forced Air, Natural Gas	<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>	Concrete, Mixed, Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bathroom Rough-in, Breakfast Bar, Built-in Features, Chandelier, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks, Walk-In Closet(s)

**Inclusions:** None

TOUGH TO FIND THIS SIZE OF FRONT GARAGE SEMI-DETACHED IN CHESTERMERE AT THIS PRICE WITH FEATURES LIKE OPEN TO ABOVE, WALKOUT BASEMENT WITH DECK, MAIN FLOOR FULL BED & BATH and much more! Welcome to your next home in Waterford! Experience a perfect blend of style and functionality in this expansive, nearly 2000 Sq. Ft. property, masterfully crafted for contemporary living. The main level greets you with a fluid, open-concept floor plan, anchored by a STUNNING "OPEN TO ABOVE" LIVING ROOM complete with a custom feature wall and a modern electric fireplace. Engineered for ultimate flexibility, this main level provides a FULL BEDROOM AND BATHROOM WITH A STANDING SHOWER—an ideal setup for multi-generational families, overnight guests, or a private remote workspace. The culinary-minded L-SHAPED KITCHEN BOASTS A WALKTHROUGH PANTRY that flows effortlessly into a highly practical mudroom. Step outside onto the well-proportioned 19x10 Ft. deck, equipped with a BBQ gas line, making it the ultimate spot for morning coffees and summer entertaining. Heading upstairs, you are welcomed by a bright bonus room overlooking the open-to-above space, a dedicated laundry room, and three large bedrooms. The primary suite serves as a true retreat, highlighting a DOUBLE VANITY ENSUITE, a highly desired walk-in shower, and an expansive walk-in closet. Downstairs, the unfinished, light-filled BRIGHT WALKOUT BASEMENT is a blank canvas ready for your customization, FEATURING A SEPARATE REAR ENTRY, EXTENDED 9 FT. HEIGHT, 2 DECENT SIZED REAR WINDOWS, and a smartly positioned mechanical room that preserves maximum usable square footage. Nestled on the southwest edge of Chestermere, Waterford delivers a serene "Lake City" vibe

while maintaining an effortless commute to Calgary via Glenmore Trail and 17th Ave. Families will love being just moments away from Rainbow Creek Elementary and Chestermere Lake Middle School, alongside excellent local shopping and dining options. Ready for move-in by the end of October and located mere minutes from the lake—your dream lifestyle is waiting! View the 3D tour and schedule your private viewing today. The list price includes GST, and qualified first-time buyers can TAKE ADVANTAGE OF THE NEW HOUSING GST REBATE UPFRONT to reduce their purchase price! (Please note: This home is currently under construction. Photos and the 3D tour are sourced from a similar, fully completed property with a comparable interior colour palette.)