



**30 Waterford Mews
Chestermere, Alberta**

MLS # A2323358



\$609,000

Division:	Waterford		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,974 sq.ft.	Age:	2026 (0 yrs old)
Beds:	4	Baths:	3
Garage:	Additional Parking, Concrete Driveway, Double Garage Attached, Driveway, P		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Interior Lot, Rectangular Lot, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Mixed, Stone, Vinyl Siding, Wood Frame	Zoning:	R-2
Foundation:	Poured Concrete	Utilities:	-
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		

Do check this one - A complete package, front garage semi-detached in Chestermere with FEATURES LIKE OPEN TO ABOVE, WALKOUT BASEMENT WITH DECK, MAIN FLOOR FULL BED & BATH and much more! Welcome to your new home in Waterford, located within a walking distance to the proposed school site! Experience modern elegance in this sprawling almost 2000 Sq. Ft. home, thoughtfully designed with the modern family in mind. The main floor invites you in with a seamless open layout, highlighted by a STUNNING "OPEN TO ABOVE" LIVING ROOM featuring a custom accent wall and a sleek electric fireplace. Designed for ultimate versatility, the main level comes with a very convenient FULL BEDROOM AND BATHROOM featuring a STANDING SHOWER—perfect for elderly parents, guests, or a quiet home office. The chef-inspired L-SHAPED KITCHEN BOASTS A WALKTHROUGH PANTRY leading to a highly functional mudroom. The decent sized 19X10 Ft. deck comes with a BBQ gas line and provides a perfect space for summer gatherings and a morning coffee. Upstairs, discover a spacious bonus room bathed in natural light from the open-to-above, a convenient laundry room, and three generous sized bedrooms. The primary bedroom features a DOUBLE VANITY ENSUITE, much needed walk-in shower, and a spacious walk-in closet. The unfinished BRIGHT WALKOUT BASEMENT is prepared for future development, FEATURING A SEPARATE REAR ENTRY, EXTENDED 9 FT. HEIGHT, 2 DECENT SIZED REAR WINDOWS, and a mechanical room tucked away to maximize floor space. Situated on the southwest edge of Chestermere, Waterford offers a peaceful "Lake City" lifestyle with a quick commute to Calgary via easy access to Glenmore Trail and 17th Ave. You are a few

minutes away from Rainbow Creek Elementary and Chestermere Lake Middle School, as well as local groceries and popular restaurants. Move-in ready by the end of June and just minutes from the water—your lakeside retreat awaits! Check the 3D tour and book your showing today. (Please make a note that this property is currently under construction and photos have been used from similar fully finished home).