



**50 Waterford Mews  
Chestermere, Alberta**

**MLS # A2326786**



**\$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, Rectangular Lot, See Remarks		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl	<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>	-
<b>Features:</b>	Bathroom Rough-in, Breakfast Bar, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	None		

Welcome to this brand-new home in the desirable community of Waterford, Chestermere! Experience modern elegance in this sprawling, nearly 2,000 Sq. Ft. property, thoughtfully designed to perfectly accommodate the modern family. As you enter, the main floor welcomes you with a seamless open-concept layout, anchored by a STUNNING "OPEN TO ABOVE" LIVING ROOM that features a custom accent wall and a sleek electric fireplace. Offering ultimate versatility, this level includes a rare and hard-to-find FULL BEDROOM AND BATHROOM WITH A STANDING SHOWER—an ideal setup for elderly parents, overnight guests, or a quiet home office. The chef-inspired L-SHAPED KITCHEN BOASTS A WALKTHROUGH PANTRY that flows directly into a highly functional mudroom. Step outside onto the generous 19X10 FT. DECK, COMPLETE WITH A BBQ GAS LINE, making it the perfect spot for morning coffee or summer gatherings. Upstairs, you will discover a spacious bonus room bathed in natural light from the open-to-above structure, a convenient laundry room, and three generously sized bedrooms. The primary retreat features a luxury DOUBLE VANITY ENSUITE, a much-needed walk-in shower, and a spacious walk-in closet. The unfinished, ultra-BRIGHT WALKOUT BASEMENT is a blank canvas ready for your future development ideas, FEATURING A SEPARATE REAR ENTRY, EXTENDED 9 FT. HEIGHT, 2 DECENT SIZED REAR WINDOWS, and a mechanical room thoughtfully tucked away to maximize your usable floor space. Perfectly situated on the southwest edge of Chestermere, Waterford offers a peaceful "Lake City" lifestyle while maintaining an effortless commute to Calgary with quick access to Glenmore Trail and 17th Ave. Located ONE STREET AWAY FROM THE PROPOSED SCHOOL SITE, you are just

minutes from Rainbow Creek Elementary, Chestermere Lake Middle School, local grocery stores, and popular restaurants. Move-in ready by the end of October/November 2026 - your lakeside retreat awaits! (Please note: This property is currently under construction. The photos and 3D tour provided are from a similar, fully finished home. This property will feature a similar colour palette and finishings).