



GRASSROOTS
REALTY GROUP

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10 Waterford Mews
Chestermere, Alberta

MLS # A2341022



\$949,000

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

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

Inclusions:	N/A
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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.