



GRASSROOTS
REALTY GROUP

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**254 Waterford Road
Chestermere, Alberta**

MLS # A2344933



\$589,900

Division:	Waterford		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,599 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, Backs on to Park/Green Space, City Lot, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Wood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed	Zoning:	R-1PRL
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, Quartz Counters, Separate Entrance, Walk-In Closet(s)		

Inclusions: N/A

Welcome to this beautifully designed two-storey home in Waterford, Chestermere. Offering 3 bedrooms, 2.5 bathrooms, an unfinished walkout basement, and immediate possession, this home is move-in ready and perfect for families. The main floor features engineered hardwood flooring, 9' ceilings, a versatile flex room, and a bright, open great room with an electric fireplace. The modern kitchen offers quartz countertops, chimney-style hood fan, built-in microwave, and stainless steel appliances. Upstairs, the spacious primary suite includes a large walk-in closet and spa-inspired ensuite with dual vanities. Two additional bedrooms, a full bathroom, and convenient upper-floor laundry complete the second level. The walkout basement provides excellent future potential for additional living space, a recreation area, or a home office. Enjoy the treated wood deck and easy access to nearby parks, playgrounds, walking and bike paths, schools, and local amenities. Unlock Your First Home with the GST Rebate! The First-Time Home Buyers' GST Rebate could save you up to \$50,000 on a new home! You must be 18+, a Canadian citizen or permanent resident, and haven't owned or lived in a home you or your spouse/common-law partner owned in the last four years. This is a LIMITED-TIME opportunity—homes placed under contract after May 27, 2025 are eligible. Terms and conditions are subject to the Government of Canada/CRA rules and guidelines. Note: Interior photos are from a similar home for illustration purposes. Style and interior colours may vary. Call today!