



GRASSROOTS
REALTY GROUP

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**1212 Waterford Drive
Chestermere, Alberta**

MLS # A2348227



\$639,000

Division:	Waterford		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,608 sq.ft.	Age:	2025 (1 yrs old)
Beds:	4	Baths:	3
Garage:	Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stone	Zoning:	R-1PRL laned lot
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Quartz Counters		

Inclusions: none

Welcome to 1212 Waterford Drive in Chestermere! This brand-new Green Cedar home offers 1,612 sq. ft. of thoughtfully designed living space with 4 bedrooms and 3 full bathrooms, including a convenient main-floor bedroom and full bath. The bright open-concept main floor features a modern kitchen with quartz countertops, full-height cabinetry, and soft-close doors and drawers. Upstairs, you'll find a spacious bonus area, laundry, two additional bedrooms, and a primary suite with walk-in closet and private ensuite. Additional builder details include Low-E argon-filled windows, a flow-through humidifier, central vacuum rough-in, CAT6 wiring, architectural shingles, cultured stone exterior accents, and broom-finished concrete front steps and sidewalk. A 20' x 20' rear concrete parking pad and an undeveloped basement provide plenty of flexibility for future needs. Located in the growing community of Waterford, this move-in-ready home combines modern finishes with a functional family-friendly layout. Located in one of Chestermere's exciting new communities, Waterford is designed around parks, walking paths, green spaces and future community amenities, while offering convenient access to Calgary and everything Chestermere has to offer. A fantastic opportunity to own a brand-new Green Cedar home in a growing family-friendly community. Welcome home to Waterford!