



GRASSROOTS
REALTY GROUP

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**50 Waterford Mews
Chestermere, Alberta**

MLS # A2349764



\$595,900

Division:	Waterford		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,960 sq.ft.	Age:	2026 (0 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Garag		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Rectangular Lot, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl	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, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	None		

FRONT DOUBLE GARAGE | FULL WALKOUT BASEMENT | Almost 2,000 Sq. Ft. | 4 Bedrooms | 3 Full Bathrooms | Open-to-Above Living Room | Main Floor Bed & Bath | Upstairs Bonus Room | 19' x 10 Ft. Deck | Basement Rear Entry and much more! Welcome to this BRAND-NEW HOME in Waterford, Chestermere, thoughtfully designed for growing and multi-generational families. The bright OPEN-CONCEPT main floor features a stunning OPEN-TO-ABOVE LIVING ROOM with a CUSTOM ACCENT WALL and ELECTRIC FIREPLACE, creating an impressive sense of space. A MAIN FLOOR BEDROOM & FULL BATHROOM WITH STANDING SHOWER offers convenience for elderly parents or guests. The functional L-SHAPED KITCHEN features a WALKTHROUGH PANTRY connecting to the mudroom, providing practical storage and easy access for everyday essentials. Step outside onto the spacious 19X10 FT. DECK WITH BBQ GAS LINE—perfect for morning coffee, outdoor dining and summer gatherings. Upstairs offers 3 bedrooms, a central BONUS ROOM overlooking the living area below, and convenient UPPER-FLOOR LAUNDRY. The primary retreat includes a WALK-IN CLOSET and ENSUITE WITH DOUBLE VANITY & WALK-IN SHOWER. The bright, unfinished FULL WALKOUT BASEMENT features a SEPARATE REAR ENTRY, upgraded 9 FT. CEILING and 2 GOOD-SIZED REAR WINDOWS, with the mechanical room tucked away to maximize space for future development. Enjoy Waterford's peaceful setting with convenient access to Chestermere's lake, shopping, restaurants and schools, plus quick connections to Calgary via Glenmore Trail and 17th Avenue. Located just ONE STREET FROM THE PROPOSED SCHOOL SITE, this home offers anticipated possession in LATE OCTOBER/NOVEMBER 2026. LIST PRICE

INCLUDES GST; eligible first-time home buyers may qualify for the FIRST-TIME HOME BUYERS’ GST REBATE, potentially reducing the upfront purchase price through a builder credit, subject to eligibility. Explore the 3D tour and book your showing today!
Disclaimer: Photos and the 3D tour are from a similar completed home; this property will feature a similar colour palette and finishes.