

**42 Waterford Mews  
Chestermere, Alberta**

**MLS # A2316033**



**\$609,900**

<b>Division:</b>	Waterford		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	2,087 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	5	<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, Interior Lot, Rectangular Lot, See Remarks		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<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, See Remarks, Walk-In Closet(s)		
<b>Inclusions:</b>	None		

RARE TO FIND 5 BEDROOM LAYOUT (4 Upstairs & 1 on Main) | Almost 2100 Sq. Ft. Front Double Garage Semi-Detached | Built on an East Facing Lot | Main Floor Full Bed & Bath and much more! Welcome to your brand-new home in Waterford, thoughtfully designed with the modern family in mind. The main floor invites you in with a seamless, open concept, highlighted by a bright family room, dining area, and kitchen. The living space features a custom accent wall and a sleek electric fireplace. Designed for ultimate versatility, this level includes a hard-to-find FULL BEDROOM AND BATHROOM WITH A STANDING SHOWER—perfect for elderly parents, guests, or a quiet home office. The chef-inspired L-SHAPED KITCHEN BOASTS A WALKTHROUGH PANTRY leading to a highly functional mudroom. Upstairs, discover a spacious bonus room, a convenient laundry room, and a RARE TO FIND 4 BEDROOM LAYOUT. The primary retreat features a DOUBLE VANITY ENSUITE, a much-needed WALK-IN SHOWER, and a generous walk-in closet. The other 3 bedrooms are also well-proportioned, perfectly accommodating the needs of a FAMILY THAT NEED MORE BEDROOM SPACES. The unfinished basement is primed for future development, FEATURING A SEPARATE SIDE ENTRY, EXTENDED 9 FT. HEIGHT, 2 DECENT SIZED REAR WINDOWS, and a mechanical room tucked away to maximize usable floor space. Situated on the southwest edge of Chestermere, Waterford offers a peaceful "Lake City" lifestyle with a quick commute to Calgary via easy access to Glenmore Trail and 17th Ave. You are just minutes away from Rainbow Creek Elementary, Chestermere Lake Middle School, local groceries, popular restaurants, and the water—your lakeside retreat awaits! Move-in ready by the end of June. Best of all, the LIST PRICE

INCLUDES GST, AND ELIGIBLE FIRST-TIME BUYERS CAN CLAIM THE NEW HOUSING GST REBATE TO REDUCE THEIR UPFRONT PURCHASE PRICE. (Please note: This property is currently under construction. Photos used are from a similar, fully finished home with a comparable colour palette.)