

42 Waterford Mews Chestermere, Alberta

MLS # A2336130



\$599,900

Division:	Waterford		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	2,087 sq.ft.	Age:	2026 (0 yrs old)
Beds:	5	Baths:	3
Garage:	Additional Parking, Concrete Driveway, Double Garage Attached, Driveway, P		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Interior Lot, Rectangular Lot, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	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, See Remarks, Walk-In Closet(s)		
Inclusions:	Garage Door Opener		

Welcome to your turn-key, brand-new home in Waterford - custom-tailored to handle the needs of growing and multi-generational households with ease! 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. Step inside to an open-concept main floor designed for family gatherings, featuring a bright living room anchored by a custom accent wall and electric fireplace. Beyond the main entertaining spaces, this level offers the ultimate lifestyle solution: a hard-to-find FULL BEDROOM AND BATHROOM WITH A STANDING SHOWER. Whether you need a main-floor room for elderly parents, or a place for long-term guests, or a quiet office space away from the upstairs bedrooms, this layout delivers unmatched convenience. Meal preparation is effortless in the chef-inspired L-SHAPED KITCHEN FEATURING A WALKTHROUGH PANTRY that connects seamlessly to a functional mudroom - keeping busy family routines organized and clutter-free. Upstairs, the home continues to impress a FAMILY THAT NEEDS MORE BEDROOM SPACES with a RARE TO FIND 4 BEDROOM LAYOUT plus a BONUS ROOM for movie nights and a convenient second-floor laundry room. Primary bedroom features a DOUBLE VANITY ENSUITE, a much-needed WALK-IN SHOWER, and a spacious walk-in closet, while the other three large bedrooms ensure every child or family member gets a room of their own. Need even more room to expand? The unfinished basement offers endless possibilities for extra bedrooms or a recreation area, FEATURING A SEPARATE SIDE ENTRY, EXTENDED 9 FT. HEIGHT, 2 DECENT SIZED REAR WINDOWS, and a smartly tucked-away mechanical room to maximize usable floor

space. Located on the southwest edge of Chestermere, Waterford offers a safe, vibrant community atmosphere with a quick commute to Calgary via Glenmore Trail and 17th Ave. Your kids will love being within walking distance to the proposed School Site, as well as close to Rainbow Creek Elementary, Chestermere Lake Middle School, local parks, shops, and the lake! 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: Photos used from similar fully finished home. This home is ready to move in and available for viewing)