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78 Waterford Mews
Chestermere, Alberta

MLS # A2350305



$595,900

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:	Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Garag		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Interior Lot, Rectangular Lot		

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, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s)

Inclusions: None

5 BEDROOMS ABOVE GRADE | Almost 2,100 Sq. Ft. | Front Double Garage Semi-Detached | EAST-FACING LOT | MAIN FLOOR BED & FULL BATH | Upstairs Bonus Room | 19 X 10 FT. DECK WITH BBQ GAS LINE | BASEMENT SIDE ENTRY | 9 FT. BASEMENT CEILING! 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 welcoming living room with a custom accent wall and ELECTRIC FIREPLACE, along with a MAIN FLOOR BEDROOM & FULL BATHROOM WITH STANDING SHOWER—ideal for elderly parents, guests or a private home office. The functional L-SHAPED KITCHEN features a WALKTHROUGH PANTRY connecting to the mudroom, providing convenient storage and helping keep everyday family routines organized. Step outside onto the spacious 19 X 10 FT. DECK WITH BBQ GAS LINE, perfect for summer barbecues, outdoor dining or relaxing with your morning coffee. Upstairs offers a desirable 4-BEDROOM LAYOUT, a central BONUS ROOM for family movie nights and the convenience of UPPER-FLOOR LAUNDRY. The primary retreat includes a WALK-IN CLOSET and ENSUITE WITH DOUBLE VANITY & WALK-IN SHOWER, while three additional bedrooms provide flexibility for children, guests or workspaces. The unfinished basement offers room for future development, featuring a SEPARATE SIDE ENTRY, UPGRADED 9 FT. CEILING, TWO REAR WINDOWS and a thoughtfully positioned mechanical room to maximize usable space. Located on Chestermere’s southwest edge, Waterford offers convenient access to Calgary via Glenmore Trail and 17th Avenue, with parks, shopping and Chestermere Lake nearby. LIST PRICE INCLUDES GST. Explore the 3D tour and book

your showing today! Please Note: Photos and 3D tour are sourced from a similar finished home. THIS PROPERTY WILL BE READY FOR POSSESSION BY END OF NOVEMBER.

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