

**524 Waterford Grove  
Chestermere, Alberta**

**MLS # A2292049**



## \$779,900

<b>Division:</b>	Waterford		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,284 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard		

**Heating:** Forced Air, Natural Gas

**Floors:** See Remarks

**Roof:** Asphalt Shingle

**Basement:** Full

**Exterior:** Brick, Stone, Vinyl Siding

**Foundation:** Poured Concrete

**Features:** Built-in Features, Kitchen Island, Pantry, See Remarks, Separate Entrance, Walk-In Closet(s)

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-1

**Utilities:** -

**Inclusions:** N/A

**NEW BUILD IN WATERFORD!! SEPARATE ENTRANCE TO BASEMENT!! OPEN TO BELOW!! UPPER BONUS ROOM!!** Welcome to this beautiful new build located in the growing community of Waterford! Entering the main floor, you are welcomed by a bright living area featuring a **GAS FIREPLACE**, perfect for relaxing or entertaining. The dining area offers access to the backyard **DECK**, creating a great indoor-outdoor flow. The kitchen is designed with functionality in mind, featuring a **LARGE ISLAND, EXTENSIVE CABINETS, AND A PANTRY** for plenty of storage. A convenient **2PC BATH** completes the main level. Heading upstairs, you'll find **3 BEDROOMS INCLUDING A SPACIOUS PRIMARY BEDROOM** with a **5PC ENSUITE BATH** and **WALK-IN CLOSET**. The other two bedrooms share a **4PC BATH**. Laundry is also conveniently located on this floor. The upper level also features a **HUGE BONUS ROOM** and a stunning **OPEN TO BELOW AREA** that adds extra brightness and openness to the home. Located in the desirable **WATERFORD COMMUNITY**, offering **EASY COMMUTE TO CALGARY** with **AMENITIES, PARKS, AND SHOPPING NEARBY**.