



**GRASSROOTS**  
REALTY GROUP

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**292 Waterford Way  
Chestermere, Alberta**

**MLS # A2254519**



**\$519,000**

|                  |                        |               |                  |
|------------------|------------------------|---------------|------------------|
| <b>Division:</b> | Waterford              |               |                  |
| <b>Type:</b>     | Residential/Five Plus  |               |                  |
| <b>Style:</b>    | 2 Storey               |               |                  |
| <b>Size:</b>     | 1,328 sq.ft.           | <b>Age:</b>   | 2025 (0 yrs old) |
| <b>Beds:</b>     | 3                      | <b>Baths:</b> | 2 full / 1 half  |
| <b>Garage:</b>   | Double Garage Attached |               |                  |
| <b>Lot Size:</b> | 0.06 Acre              |               |                  |
| <b>Lot Feat:</b> | Rectangular Lot        |               |                  |

|                    |   |                   |     |
|--------------------|---|-------------------|-----|
| <b>Heating:</b>    | Forced Air  | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Tile  | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle   | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Separate/Exterior Entry, Full, Unfinished   | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Wood Frame  | <b>Zoning:</b>    | R-G |
| <b>Foundation:</b> | Poured Concrete   | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Walk-In Closet(s) |                   |     |

**Inclusions:** N/A

Move in Ready!! Welcome to this Brand new home built by award winning builder, Prominent Homes, in the Brand New Community of Waterford! This Beautiful townhouse has NO CONDO FEES and features 3 Bedrooms and 2 and half Bathrooms and Double Attached Garage and includes NEW Blinds. THE MAIN floor also features a Gorgeous Kitchen that has an Island, Dining Nook, and Living Room. THE UPPER floor has 3 Bedrooms including a Large Primary Bedroom with a walk in closet and 4 piece Ensuite and Laundry. The basement as a separate entry which is perfect for future development. It also has Alberta New Home Warranty. Call to book your private showing today!