



**484 Waterford Grove N  
Chestermere, Alberta**

**MLS # A2280419**



**\$729,000**

<b>Division:</b>	Waterford		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,115 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	4
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	City Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	TBD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Open Floorplan, Pantry		

**Inclusions:** N/A

Welcome to 484 Waterford Grove, an exceptional opportunity to own a brand-new home in the prestigious lakeside community of Waterford in Chestermere. Designed for an active and connected lifestyle, this sought-after neighbourhood offers convenient access to 8 parks and green spaces, 3 storm ponds, future school sites, and neighbourhood centres, all while providing an easy commute to Calgary. This 2,115 sq. ft. thoughtfully designed residence caters perfectly to large families and multi-generational living, blending modern elegance with everyday functionality. Upon entry, you are greeted by a grand foyer complemented by luxury wide-plank flooring throughout the main level, creating a welcoming and upscale first impression. The chef-inspired kitchen serves as the heart of the home, featuring an expansive island, built-in appliance package (to be selected and installed by the builder), and a fully ventilated spice kitchen—ideal for entertaining and culinary enthusiasts alike. The open-concept living and dining areas are designed to maximize space and natural flow. A rare and valuable feature is the MAIN-FLOOR BEDROOM WITH A FULL BATHROOM, thoughtfully positioned away from the primary living areas, making it ideal for extended family, aging parents, or overnight guests. The upper level offers three generously sized bedrooms, three full bathrooms, and a spacious bonus room, including a DOUBLE PRIMARY BEDROOM layout that provides comfort and flexibility for modern family living. Completing this impressive home is an undeveloped basement A DOUBLE-CAR GARAGE, and a premium location just steps from scenic parks, storm ponds, and walking pathways. A remarkable home offering space, style, and an unbeatable location—perfect for families seeking luxury and convenience in Chestermere.