



**311 Waterford Road
Chestermere, Alberta**

MLS # A2291048



\$599,900

Division:	Waterford		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	2,076 sq.ft.	Age:	2025 (1 yrs old)
Beds:	4	Baths:	3
Garage:	Additional Parking, Double Garage Attached, Driveway, Front Drive, Garage D		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, 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, Other, Stone, Wood Frame	Zoning:	R-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Breakfast Bar, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to your new home in Waterford, Chestermere! Experience modern elegance in this sprawling 2,075 SQ. FT. FRONT-DRIVE SEMI-DETACHED HOME, thoughtfully designed with the modern family in mind. The main floor invites you in with a seamless open layout, highlighted by a STUNNING "OPEN TO ABOVE" LIVING ROOM featuring a custom accent wall and a sleek electric fireplace. Designed for ultimate versatility, the main level includes a RARELY FOUND FULL BEDROOM AND BATHROOM WITH A STANDING SHOWER—perfect for elderly parents, guests, or a quiet home office. The chef-inspired L-SHAPED KITCHEN BOASTS A WALKTHROUGH PANTRY leading to a highly functional mudroom. Upstairs, discover a spacious bonus room bathed in natural light from the open-to-above, a convenient laundry room, and three generous bedrooms. The primary retreat features a double vanity ensuite, much needed walk-in shower, and a spacious walk-in closet. The unfinished basement is prepared for future development, FEATURING A SEPARATE SIDE ENTRY, EXTENDED 9 FT. HEIGHT, TWO REAR EGRESS-SIZED WINDOWS, and a mechanical room tucked away to maximize floor space. Situated on the southwest edge of Chestermere, Waterford offers a peaceful "Lake City" lifestyle with a quick commute to Calgary via easy access to Glenmore Trail and 17th Ave. You are a few minutes away from Rainbow Creek Elementary and Chestermere Lake Middle School, as well as local groceries and popular restaurants. Move-in ready and just minutes from the water—your lakeside retreat awaits! View the 3D tour and book your showing today.