



**524 Waterford Grove
Chestermere, Alberta**

MLS # A2292049



\$779,900

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

| | | | |
|--------------------|--|-------------------|-----|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | See Remarks | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Brick, Stone, Vinyl Siding | Zoning: | R-1 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Built-in Features, Kitchen Island, Pantry, See Remarks, Separate Entrance, Walk-In Closet(s) | | |

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 CABINETRY, 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**.