

# \$899,000 - 260 Waterford Way, Chestermere

---

MLS® #A2190802

**\$899,000**

7 Bedroom, 5.00 Bathroom, 2,502 sqft

Residential on 0.11 Acres

N/A, Chestermere, Alberta

**\*\*PLEASE VISIT OUR SHOW HOME AT 153 WATERFORD HEATH FOR A FULL TOUR\*\***  
Welcome home to your beautiful BRAND NEW BUILD in the fast growing community of Waterford, this stunning home boasts over 3,400 sq ft of meticulously designed living space, offering the perfect blend of luxury, comfort, and functionality. Featuring a total of 7 spacious bedrooms and 5 full bathrooms, this home is ideal for large families or those seeking additional rental income, thanks to the LEGAL BASEMENT SUITE that provides independent living with its own separate entrance. Upon entry you have an inviting yet functional layout with bright and open-concept living area, designed to impress with elegant finishes, and abundant natural light. The main floor bedroom and full bathroom add convenience, making it perfect for guests or multigenerational living. The beautiful open concept kitchen has ample counter space including a large island and a convenient walk-through spice kitchen for added functionality. The upper level features a luxurious primary suite with a spa-like ensuite, along with additional well-appointed bedrooms and bathrooms to accommodate the entire family. The fully finished legal basement suite offers a fantastic mortgage helper or an extended living space with its own bedrooms, kitchen, living area, and bathroom. Situated in a prime location, this home is close to parks, schools, shopping, and all the amenities Chestermere has to offer, making it the perfect



residence for those looking for both modern living and investment potential. \*\*\*Please visit our ShowHome at 153 Waterford Heath for all QUESTIONS AND INQUIRIES! We have several other floor plans, lots and QUICK POSSESSIONS AVAILABLE.\*\*\*

Built in 2025

### Essential Information

MLS® #	A2190802
Price	\$899,000
Bedrooms	7
Bathrooms	5.00
Full Baths	5
Square Footage	2,502
Acres	0.11
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	260 Waterford Way
Subdivision	N/A
City	Chestermere
County	Chestermere
Province	Alberta
Postal Code	T1X 2Z9

### Amenities

Parking Spaces	4
Parking	Double Garage Attached, Concrete Driveway
# of Garages	2

### Interior

Interior Features	Quartz Counters, Separate Entrance, Walk-In Closet(s)
Appliances	Dishwasher, Gas Range, Microwave, Range Hood, Built-In Oven,



MAIN FLOOR AREA = 1,175.45 SQ. FT.  
ATTACHED GARAGE = 475.87 SQ. FT.  
9'-1" CEILING

Heating Electric Cooktop, Refrigerato  
 Forced Air, Fireplace(s)  
 Cooling None  
 Fireplace Yes  
 # of Fireplaces 1  
 Fireplaces Gas  
 Has Basement Yes  
 Basement Finished, Full, Exterior Entry,

**Exterior**

Exterior Features BBQ gas line, Private Yard  
 Lot Description Back Yard, Corner Lot  
 Roof Asphalt Shingle  
 Construction Concrete, Composite Siding,  
 Foundation Poured Concrete

**Additional Information**

Date Listed January 30th, 2025  
 Days on Market 77  
 Zoning RC-1

**Listing Details**

Listing Office Real Broker



UPPER FLOOR AREA = 1,326.25 SQ. FT.  
9'-1" CEILING

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.