



GRASSROOTS
REALTY GROUP

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**1041 Waterford Drive
Chestermere, Alberta**

MLS # A2223129



\$599,900

Division:	Chestermere Estates		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,728 sq.ft.	Age:	2022 (3 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Full, Unfinished	LLD:	-
Exterior:	Wood Siding	Zoning:	R-3
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Vaulted Ceiling(s)		

Inclusions: Blinds

Welcome to this stunning home in the highly sought-after Waterford community of Chestermere! This beautifully designed property offers the perfect blend of elegance and functionality, complete with a double attached front garage and a spacious lot. Step inside to discover a bright, open-concept layout featuring 9-foot ceilings and a versatile main floor den—ideal for a home office or study space. The chef-inspired kitchen is a true highlight, boasting quartz countertops, premium cabinetry, a sleek backsplash, and a full stainless steel appliance package. A separate side entrance to the basement provides excellent future development potential. Upstairs, enjoy a cozy bonus room perfect for relaxing or entertaining, along with three generously sized bedrooms. The luxurious primary suite features a stylish double-sink ensuite. For added convenience, the upper-floor laundry room makes daily chores a breeze. Located just steps from shopping centres and the picturesque Chestermere Lake, this home offers the ideal setting for family living. Don't miss out—book your showing today!