



GRASSROOTS
REALTY GROUP

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**318 Waterstone Court
Chestermere, Alberta**

MLS # A2228445



\$1,275,000

Division:	Chestermere		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,434 sq.ft.	Age:	2025 (0 yrs old)
Beds:	8	Baths:	5
Garage:	Triple Garage Attached		
Lot Size:	0.19 Acre		
Lot Feat:	Cul-De-Sac		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Cement Fiber Board, Stone, Wood Frame	Zoning:	TBD
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Tray Ceiling(s), Walk-In Closet(s), Wet Bar		

Inclusions: N/A

Discover luxury in Waterford Estates, Chestermere, with this stunning 8-bed., 5-bath., home by Aspen Living, offering luxury living with modern amenities. With soaring 9 ft. ceilings on all levels, a triple car garage, set on a pie lot location, this home blends style and functionality seamlessly. The main floor boasts open to below on the living area, hardwood floors, clear glass railings leading to the second floor, a spacious family area with a natural gas fireplace, and a spice kitchen with a gas stove, hood fan and pantry shelves. A main-floor bedroom with a full bathroom adds versatility. Upstairs, find a luxurious Master bedroom with a custom steam shower and a 2nd Master bedroom. Two additional bedrooms, a full bathroom, laundry with a sink, and a bonus room with an electric fireplace complete this level. Highlights include quartz countertops, Stainless Steel Appliances, full-height cabinets, a nook, finished basement with 3 additional bedrooms, a full bathroom and a side entry.