



GRASSROOTS
REALTY GROUP

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**542 Waterford Rise
Chestermere, Alberta**

MLS # A2241819



\$849,900

Division:	Waterford		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,440 sq.ft.	Age:	2026 (-1 yrs old)
Beds:	5	Baths:	4
Garage:	Off Street, Triple Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Full, Unfinished	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-

Features: Bathroom Rough-in, Built-in Features, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Vinyl Windows

Inclusions: N/A

Welcome to this stunning new residence featuring a spacious 2,440?sq?ft layout with a triple garage designed for both luxury and practicality. The main floor includes a generously appointed full bedroom and bathroom, OPEN TO BELOW at the living area, another family area with a gas fireplace, a fully upgraded kitchen with built-in appliances, alongside a spice kitchen for culinary versatility and a separate dining area. Upstairs, four well-sized bedrooms await, including two primary suites: one with a lavish 5-piece ensuite and the other with an elegant 4-piece. A bonus room on the second level provides additional space for a media room, play area, or home office. Another 2 bedrooms shares another 4pc bathroom and a separate laundry area. The basement is thoughtfully designed with high 9-foot ceilings and three windows, ready to accommodate two bedrooms and a living area, and includes a separate entrance for privacy. Ceiling heights are a standout throughout: 9 feet on the main and basement levels, and 8 feet upstairs. To complete the package, the home comes with a comprehensive appliance and standard specification package, ensuring a seamless move-in experience.