



GRASSROOTS
REALTY GROUP

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**289 Waterford Heath
Chestermere, Alberta**

MLS # A2244679



\$885,000

Division:	Waterford		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,576 sq.ft.	Age:	2025 (0 yrs old)
Beds:	7	Baths:	5
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Corner Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Composite Siding, Concrete, Wood Frame	Zoning:	RC-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, Quartz Counters		

Inclusions: N/A

Welcome home to your beautiful BRAND NEW BUILD in the fast growing community of Waterford, this stunning home boasts over 3,600 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.