



**GRASSROOTS**  
REALTY GROUP

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**86 Waterford Crescent  
Chestermere, Alberta**

**MLS # A2246066**



**\$999,000**

<b>Division:</b>	Waterford		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	3,031 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	4
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stucco, Wood Frame	<b>Zoning:</b>	RC-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters		

<b>Inclusions:</b>	N/A
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\*\*\*OPEN HOUSE Sat 9th Aug from 1pm-4pm\*\*\* Stunning 5-Bedroom Walkout Home with 3-Car Garage Backing onto Greenspace in Waterford. Situated on a premium lot backing directly onto greenspace and a scenic walking path that leads to the park, this home offers the perfect blend of luxury, functionality, and nature. The main floor features 2 spacious living areas, a bedroom with a full 3-piece bathroom, a dedicated office, and a chef-inspired kitchen with quartz countertops, full-height cabinetry, and a central island&mdash;plus a separate spice kitchen for added convenience. The large dining area opens onto an oversized deck with peaceful views of the greenspace, ideal for entertaining or relaxing. Upstairs, you&rsquo;ll find 4 large bedrooms and 3 full bathrooms. The primary master retreat boasts a 5-piece ensuite, walk-in closet, and private balcony overlooking nature. All bedrooms have direct access to a bathroom, making this layout perfect for growing or multi-generational families. A massive bonus room with an open-to-below view completes the upper level. The walkout basement is bright, open, and ready for future development&mdash;ideal for a legal suite, gym, theatre, or additional family space. With its premium lot, upscale finishes, and functional floorplan, this home is a rare opportunity in today&rsquo;s market.