



GRASSROOTS
REALTY GROUP

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**218 Waterstone Bay
Chestermere, Alberta**

MLS # A2246871



\$1,399,900

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,656 sq.ft.	Age:	2025 (0 yrs old)
Beds:	6	Baths:	5 full / 2 half
Garage:	Concrete Driveway, Front Drive, Garage Door Opener, Garage Faces Side, In		
Lot Size:	0.16 Acre		
Lot Feat:	Cul-De-Sac, Pie Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Composite Siding, Concrete, Stone, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bidet, Chandelier, Double Vanity, French Door, High Ceilings, Kitchen Island, Pantry, Separate Entrance, Stone Counters, Storage, Vinyl Windows, Walk-In Closet(s), Wet Bar, Wired for Sound		
Inclusions:	n/a		

Discover this show-stopping 6-bed, 7-bath estate on an over 7000 sq.ft. lot in a quiet Waterford Estates cul-de-sac, just 10 mins from Chestermere Lake. Designed for elegance and comfort, it boasts a triple-car garage (heater rough-in), grand double-door foyer, open-to-below living room, 10-ft ceilings on main, JennAir chef's kitchen + spice kitchen with KitchenAid appliances, massive pantry, main-floor bedroom with ensuite, office, prayer room, two decks, and smart blinds/curtains. Upstairs offers two master suites (one with balcony), bonus room, laundry, and two more bedrooms. The fully finished basement features a huge rec room, wet bar, gym, guest suite, and half bath. Park-facing, LED stair lighting, premium finishes, and a location that blends tranquility with convenience make this a rare find. Luxury, space, and style—your dream Chestermere home awaits!