



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**351 Waterford Grove
Chestermere, Alberta**

MLS # A2247469



\$1,050,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,126 sq.ft.	Age:	2025 (0 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:	Full, Unfinished, Walk-Out To Grade	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Built-in Features, Chandelier, Closet Organizers, Double Vanity, French Door, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Vinyl Windows		
Inclusions:	N/A		

This remarkable semi-estate property offers an exceptional blend of luxury, space, and functionality, designed to impress from the moment you arrive. Situated on a conventional lot, the home boasts a triple car garage and features 9-foot ceilings on all three levels, enhancing the sense of openness and sophistication throughout. As you step inside, you're greeted by a dramatic open-to-below foyer with custom feature walls that set the tone for the elegance found across the home. The main floor is thoughtfully designed with a full bedroom and full bathroom, perfect for guests or multi-generational living. A large living area centers around a beautiful gas fireplace with built-in features, while a spice kitchen adds functionality and convenience. The heart of the home is the gourmet kitchen, complete with built-in appliances and a massive island — an ideal space for entertaining and culinary creativity. Upstairs, you'll find two spacious primary bedrooms. The main primary suite offers a luxurious 6-piece ensuite and a generous walk-in closet, while the second primary features its own elegant 5-piece ensuite. Two additional bedrooms share a third bathroom and are complemented by a huge bonus area, perfect for a media room or play space. A conveniently located laundry room completes the upper floor. The walkout basement is filled with natural light, thanks to oversized windows, and presents endless opportunities for future development — whether you're envisioning a huge recreational area, home gym, or entertainment area. With its thoughtful layout, upscale finishes, and room to grow, this home truly offers a lot to explore and even more to love.