



GRASSROOTS
REALTY GROUP

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

218 Waterstone Bay
Chestermere, Alberta

MLS # A2254222



\$1,349,900

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:	Finished, Full, Separate/Exterior Entry, 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		

Welcome to Waterford Estates & Chestermere's newest luxury community, where modern design meets timeless elegance. This brand-new 2025-built 6-bedroom, 7-bathroom custom estate home blends striking architecture with thoughtful design, offering a perfect balance of luxury, comfort, and functionality. From the moment you arrive, the impressive oversized triple-car garage, striking exterior finishes, and grand double front doors set the tone for the refined interior. Step into a dramatic foyer with floor-to-ceiling custom windows that bathe the home in natural light. The main floor is built for modern living, featuring a designer JennAir kitchen, a fully equipped spice kitchen with all five appliances, a main-floor ensuite bedroom, dedicated office, serene prayer room, and a walk-in pantry with abundant storage & ideal for a growing family. Upstairs, enjoy two primary suites, one with a private balcony, along with spacious additional bedrooms and beautifully appointed bathrooms. The show-stopping walkout basement expands your lifestyle with a generous recreation space, custom wet bar, home gym, and a private guest suite, perfect for entertaining or extended family. Luxury details continue throughout with smart blinds and smart curtains on the main floor, LED stair lighting, premium finishes, and two expansive decks that seamlessly connect indoor and outdoor living. Located in a sought-after new master-planned community, just minutes from Chestermere Lake, schools, parks, and future amenities, this home delivers the ultimate blend of luxury, lifestyle, and location.