

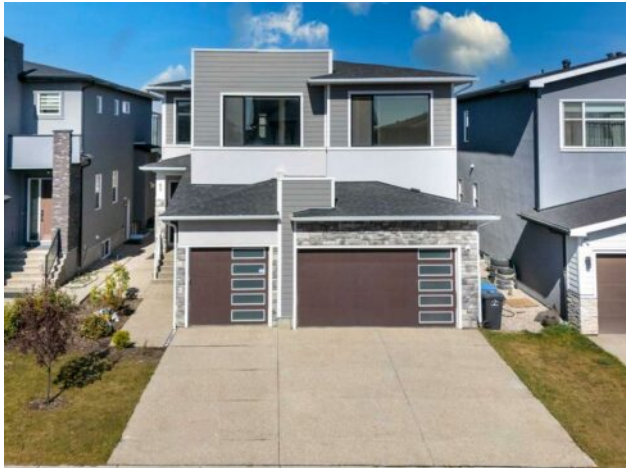


**GRASSROOTS**  
REALTY GROUP

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

**62 Waterford Road**  
**Chestermere, Alberta**

**MLS # A2259090**



**\$1,065,000**

<b>Division:</b>	Waterford		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	3,292 sq.ft.	<b>Age:</b>	2022 (3 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	5
<b>Garage:</b>	Garage Door Opener, Heated Garage, Parking Pad, Triple Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, Street Lighting		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Composite Siding, Concrete, Stone, Stucco, Wood Frame	<b>Zoning:</b>	RC-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Double Vanity, Kitchen Island, Pantry, Quartz Counters, Recessed Lighting, Steam Room, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Sound		
<b>Inclusions:</b>	N/A		

**\*OPEN HOUSE December 14 SUNDAY 1:00 PM - 4:00 PM\***

A testament to luxury and comfort, boasting a spacious 7-bedroom layout, 5 full bathrooms, a bonus room, spice kitchen, home theater, main floor office, and a master bedroom suite complete with a walk-in closet. Nestled in a serene neighborhood, this residence offers the epitome of contemporary living with its elegant design and thoughtful amenities. As you enter through the grand foyer, you are greeted by an ambiance of sophistication and warmth. The main floor unfolds graciously, revealing a meticulously crafted main floor office, ideal for those who seek a dedicated workspace or a quiet retreat for reading and contemplation. Beyond the office lies the heart of the home &ndash; a sprawling living area that seamlessly integrates the gourmet kitchen, dining space, and family room. This open-concept layout is perfect for entertaining guests or enjoying cozy family gatherings. The kitchen is a chef's dream, featuring high-end appliances, custom cabinetry, and a large center island that doubles as a breakfast bar. Whether you're preparing a casual meal for the family or hosting a lavish dinner party, this culinary haven offers both style and functionality with the spice kitchen. For those seeking relaxation and rejuvenation, the master bedroom suite is a sanctuary unto itself. This lavish retreat boasts ample space, abundant natural light, and a luxurious en-suite bathroom with dual vanities, a soaking tub, and a separate walk-in shower. The pi&egrave;ce de resistance? A generously sized walk-in closet that promises to fulfill every fashionista's storage needs. Each bedroom is thoughtfully designed with comfort and privacy in mind, providing a tranquil haven for rest and relaxation. But perhaps the

crowning jewel of this magnificent property is the state-of-the-art home theater, where you can immerse yourself in the ultimate cinematic experience without ever leaving the comfort of home. Whether you're hosting a movie night with friends or enjoying a quiet evening with loved ones, this dedicated space is sure to impress even the most discerning cinephile. Outside, the expansive backyard beckons with its lush landscaping, sprawling lawn, and patio area &ndash; the perfect setting for al fresco dining, outdoor entertaining, or simply basking in the natural beauty that surrounds you. In conclusion, this stunning property offers a rare opportunity to experience the height of luxury living. From its spacious layout and thoughtful design to its abundance of amenities and impeccable craftsmanship, every aspect of this home has been meticulously curated to exceed your expectations.