



**GRASSROOTS**  
REALTY GROUP

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**132 Waterlily Cove**  
**Chestermere, Alberta**

**MLS # A2263323**



**\$775,000**

<b>Division:</b>	Lakepointe		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,848 sq.ft.	<b>Age:</b>	2015 (10 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac, Front Yard, Fruit Trees/Shrub(s), Lawn, Rectangular		

<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, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, Pantry, See Remarks, Soaking Tub, Tray Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	Pergola, Shed, Electric Fireplace (primary bedroom)		

Welcome home to 132 Waterlily Cove - a farmhouse-style oasis built by award-winning Mattamy Homes, where warm family memories await. Nestled on a quiet cul-de-sac in Lakepointe, this home offers more than 2,800 sq ft above grade, head-turning curb appeal with its huge verandah, and an oversized double attached garage. Step through the foyer and you're greeted by a vaulted ceiling, welcoming you inside. Gorgeous maple hardwood and ceramic tile stretch throughout the main floor, complemented by 9ft ceilings you'll find on both levels. Need to work from home? There's a private home office behind frosted double French doors. Want to host dinner parties? A formal dining room with a tray ceiling sets the mood. The heart of the house is the modern kitchen - espresso shaker maple cabinets, marbled granite counters, stainless steel appliances (including induction stove & hood fan), a huge corner pantry, and a big island with extra storage. The adjacent breakfast nook is bright, framed by 6ft windows that bring the outdoors in. Enjoy cozy evenings in the family room, anchored by a ceramic-tiled gas fireplace with a rich dark maple mantle. In summer, the stamped concrete patio with custom pergola beckons for family BBQs or lazy afternoons. Beyond, the yard is beautifully landscaped and well-maintained. Upstairs, you'll find a massive bonus room - great for movie nights or a kids' hangout. The primary suite is a retreat, large enough for a king bed, with two walk-in closets! The ensuite includes a soaker tub, glass-encased shower, and a 7ft dual vanity. Two additional generous bedrooms and another full bathroom with double sinks ensure everyone has space. Laundry is also upstairs, with extra storage, and the recently added A/C keeps things comfy year-round. The unfinished basement is a blank canvas waiting for your ideas - there's

space to add another bedroom, rec room, and even a full bathroom. Location is everything. In Lakepointe, you get walking trails, parks, green space, and proximity to Chestermere Lake for boating, paddleboarding, and fishing - plus easy access to shopping, schools, and highways. If you're looking for a family home that blends style, comfort, and a community outside of the big city - this is it!