



GRASSROOTS
REALTY GROUP

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**315 Waterford Road
Chestermere, Alberta**

MLS # A2263555



\$975,000

Division:	Waterford		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,845 sq.ft.	Age:	2025 (0 yrs old)
Beds:	6	Baths:	4
Garage:	Triple Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Corner Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full, Separate/Exterior Entry, Unfinished	LLD:	-
Exterior:	Cement Fiber Board, Composite Siding, Concrete, Wood Frame	Zoning:	RC-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, Quartz Counters, Separate Entrance, Walk-In Closet(s)		

Inclusions:	N/A
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Don't miss this exceptional opportunity to own a rare 6-bedroom home in the highly sought-after community of Waterford in Chestermere. Situated on a wide corner lot, this home offers impressive curb appeal with its grand double door entry and a spacious triple front attached garage. Inside, the thoughtfully designed open-concept main floor features a bedroom and full bathroom, ideal for guests or multigenerational living. The gourmet kitchen is paired with a generous spice kitchen, providing added functionality for daily cooking and entertaining. Upstairs, you'll find 5 well-sized bedrooms, including a luxurious primary master suite and a secondary master with its own private ensuite—perfect for large or extended families. A spacious bonus room and convenient upstairs laundry complete the upper level. With over 2,800 sq ft of living space, this home blends style, space, and practicality—perfect for growing families or those who simply want room to spread out. The unfinished basement includes a separate side entrance, providing a fantastic opportunity to develop a legal suite or custom basement to suit your needs. Located just minutes from schools, shopping, parks, and Chestermere Lake, this is a perfect place to call home.