



GRASSROOTS
REALTY GROUP

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**77 Waterford Crescent
Chestermere, Alberta**

MLS # A2263792



\$1,189,000

Division:	Waterford		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,215 sq.ft.	Age:	2025 (0 yrs old)
Beds:	8	Baths:	5
Garage:	Triple Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Landscaped, Reverse 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, Suite, Walk-Out To Grade	LLD:	-
Exterior:	Cement Fiber Board, Composite Siding, Concrete, Wood Frame	Zoning:	RC-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Chandelier, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Walk-In Closet(s)		

Inclusions: N/A

Introducing a one-of-a-kind luxury Showhome by Devine Custom Homes—offering over 4,500 sq ft of impeccably finished living space in the prestigious Waterford community of Chestermere. This grand residence is a true standout, featuring a rare 3-bedroom legal walkout basement suite, ideal for multi-generational living or rental income. Set on a fully landscaped lot, this home impresses inside and out with its two balconies, rear deck, covered patio, and a grand front porch ideal for enjoying the outdoors in every season. The striking glass double front doors open into a dramatic open-to-above formal living room, leading to an expansive great room and a chef-inspired gourmet kitchen. A generous spice kitchen, main floor bedroom, and a full 3-piece bathroom offer practicality and flexibility. Upstairs, you’ll find four spacious bedrooms, including a lavish primary suite with a private balcony and a secondary master suite. A large bonus room overlooking the main living area enhances the sense of space and openness, perfect for family gatherings or relaxing retreats. Additional features include a triple front attached garage, high-end finishes throughout, and the incredible potential of a legal 3-bedroom basement suite with walkout access. This is a rare opportunity to own a showhome that blends luxury, design, and income potential—truly a standout in Waterford, Chestermere.