



**GRASSROOTS**  
REALTY GROUP

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## 7 Waterford Heights Chestermere, Alberta

**MLS # A2265169**



**\$999,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,705 sq.ft.	<b>Age:</b>	2021 (4 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	4 full / 1 half
<b>Garage:</b>	Heated Garage, Insulated, Triple Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, Low Maintenance Landscape, Rectangular Lot, Treed		

<b>Heating:</b>	Central, Fireplace(s), Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Laminate, Tile	<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, Mixed, Stone, Stucco	<b>Zoning:</b>	SFD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Chandelier, Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Separate Entrance, Smart Home, Soaking Tub, Steam Room, Vinyl Windows, Walk-In Closet(s), Wired for Data, Wired for Sound		
<b>Inclusions:</b>	NA		

Experience luxury living in this 2700+ sqft custom-built home located in the heart of Chestermere—just steps from the canal, ideal for peaceful walks or bike rides to Calgary for those with an active lifestyle. This west-facing home offers striking curb appeal with an exposed aggregate driveway, vinyl fencing, extended cement walkway, and a maintenance-free backyard patio with BBQ gas line. Step into a grand open-to-below foyer with 8ft doors throughout the main level, paired with 9ft knockdown ceilings, wainscoting, feature walls, and engineered hardwood floors. The main level also features a dedicated flex room, open mudroom with dual coat closets, motorized blinds throughout, and is roughed-in for central vacuum. The chef's kitchen is a true showstopper, complete with an oversized island, granite countertops throughout, soft-close cabinetry to the ceiling, two gas ranges, two dishwashers, a built-in oven and microwave, high-powered hood fan, and a fully equipped spice kitchen with garburator. The great room showcases a floor-to-ceiling tiled gas fireplace with in-ceiling speakers, creating a perfect space for hosting. Upstairs features 4 spacious bedrooms, including 2 master suites. The primary retreat boasts a spa-like 5-piece ensuite with a standalone tub, custom steam shower, double vanity, ceiling-height mirrors, toilet with window, and a walk-in closet with built-ins. The second master includes its own 4-piece ensuite with stand-up shower. Two additional bedrooms and a full bath with stand-up shower complete the upper level, along with a bonus room with feature wall, laundry room with sink, and Cat5 wiring. The fully finished basement features a separate side entrance, 2 bedrooms, a full bathroom with tiled stand-up shower, laundry and kitchen rough-ins, a storage room, and a large open family room—ideal for extended family or

future suite development (subject to approval and permitting by the city/municipality). Additional highlights include a heated, insulated garage with gas line, home security system with 7 cameras + NVR, AC rough-in, and the peace of mind of remaining new home warranty!