

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

66 Waterford Road Chestermere, Alberta

MLS # A2271205



\$1,139,000

Waterford Division: Type: Residential/House Style: 2 Storey Size: 3,446 sq.ft. Age: 2022 (3 yrs old) **Beds:** Baths: Garage: Driveway, Garage Door Opener, Heated Garage, Parking Pad, Triple Garage Lot Size: 0.13 Acre Back Yard, Landscaped, Street Lighting Lot Feat:

Heating: Water: Forced Air Sewer: Floors: Carpet, Ceramic Tile, Hardwood, Other Roof: Condo Fee: Asphalt Shingle **Basement:** LLD: Full Exterior: Cement Fiber Board, Composite Siding, Concrete, Stone, Stucco, Wood Frakening: RC-1 Foundation: **Poured Concrete Utilities:**

Features: Bar, Ceiling Fan(s), Central Vacuum, Double Vanity, Kitchen Island, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Steam Room, Walk-In Closet(s), Wet Bar, Wired for Sound

Inclusions: N/a

OPEN HOUSE NOV 23 SUNDAY 1:00 PM - 4:00 PM

Discover the definition of refined

luxury in this magnificent 7-bedroom, 5-bathroom residence with over 4800 Square Feet of living space, thoughtfully crafted to offer both sophistication and comfort. From the moment you step inside, you are greeted by expansive 10-foot ceilings, rich natural light, and an atmosphere that blends modern elegance with timeless design. Every corner of this home showcases high-end upgrades, beginning with meticulously selected custom wallpaper in each bathroom, adding depth, texture, and a couture touch to the spaces. The living areas are enhanced with integrated speaker systems, perfect for entertaining or creating an immersive audio experience throughout the home. Architectural details abound—vaulted ceilings elevate the grandeur of key rooms, while designer ceiling drops introduce a dramatic, gallery-like ambiance that highlights the home's luxurious finishes. The heart of the home is its open-concept main level, where style meets functionality. A gourmet kitchen, expansive dining area, and elegant living spaces come together seamlessly, creating an ideal setting for both intimate gatherings and large celebrations. The finished basement with a separate entry offers exceptional flexibility—perfect for multigenerational living, a private guest suite, or an upscale entertainment retreat. Its thoughtful layout mirrors the luxury of the upper floors, ensuring comfort and convenience without compromise. Upstairs, the generous 4 Bedrooms, Laundry and Bonus room provide serene sanctuaries for rest and relaxation, each designed with ample space, high ceilings, and refined details that reflect the home's elevated design ethos. Every element of this residence has been curated to deliver a lifestyle defined by



elegance, comfort, and craftsmanship. With its expansive layout, premium upgrades, and unrivaled attention to detail, this home stands