



**GRASSROOTS**  
REALTY GROUP

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2012 waterbury Road  
Chestermere, Alberta

MLS # A2272632



**\$1,199,000**

Division:	Waterford Estates		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,357 sq.ft.	Age:	2023 (2 yrs old)
Beds:	5	Baths:	4
Garage:	Triple Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Manufactured Floor Joist, Stone, Wood Frame, Wood Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Crown Molding, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Tray Ceiling(s), Vaulted Ceiling(s), Walk-In Closet(s), Wired for Data, Wired for Sound		
Inclusions:	kitchen -Gas range		

Waterford Estates &dash; Chestermere Former Showhome &bull; Luxury 2-Storey &bull; Triple Attached Garage 5 Bedrooms | 4 Full Bathrooms | 3356 SQFT Above Grade This stunning former showhome in Waterford Estates offers a rare blend of luxury, space, and thoughtful design. With 3356 SQFT above grade, high-end finishings, and a layout ideal for large or multi-generational families, this home delivers comfort and craftsmanship in every detail. Main Floor &bull; 10 ft ceilings with a striking open-to-above feature &bull; Spacious living room, family room, and dining area &bull; Beautifully finished kitchen with upgraded appliances &bull; Walkthrough spice kitchen with access to mudroom and garage &bull; Flex room that works perfectly as a 5th bedroom or office &bull; Full 3-piece bathroom Upper Level &bull; 4 generous bedrooms, each with its own walk-in closet &bull; Two primary bedrooms, both with private ensuites &bull; One primary features a dramatic 4-way vaulted ceiling &bull; Bonus room with tray ceiling &bull; Laundry room with built-ins and sink &bull; Open-to-below design that keeps the upper floor bright and airy Upgrades & Extras &bull; Fully fenced yard &bull; Exterior lighting package &bull; Built-in speakers &bull; Custom blinds throughout &bull; Water filtration system &bull; Water softener ? Lot & Location &bull; Large 52 ft&times; 110 ft lot &bull; Located in the highly sought-after Waterford Estates community &bull; Close to schools, parks, pathways, shopping, and all of Chestermere&rsquo;s amenities ? This is a beautifully designed, feature-rich home offering 7 bedrooms, 5 bathrooms, a triple garage, and premium finishes throughout&dash;perfect for families looking for space, luxury, and an exceptional location.

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