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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 Lo	t		

Heating: Water: Forced Air Sewer: Floors: Carpet, Ceramic Tile, Hardwood Roof: Condo Fee: Asphalt Shingle **Basement:** LLD: Full Exterior: Zoning: Manufactured Floor Joist, Stone, Wood Frame, Wood Siding 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 – Chestermere Former Showhome • Luxury 2-Storey • Triple Attached Garage 7 Bedrooms | 5 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 • 10 ft ceilings with a striking open-to-above feature • Spacious living room, family room, and dining area • Beautifully finished kitchen with upgraded appliances • Walkthrough spice kitchen with access to mudroom and garage • Flex room that works perfectly as a 5th bedroom or office • Full 3-piece bathroom Upper Level • 4 generous bedrooms, each with its own walk-in closet • Two primary bedrooms, both with private ensuites • One primary features a dramatic 4-way vaulted ceiling • Bonus room with tray ceiling • Laundry room with built-ins and sink • Open-to-below design that keeps the upper floor bright and airy Upgrades & Extras • Fully fenced yard • Exterior lighting package • Built-in speakers • Custom blinds throughout • Water filtration system • Water softener ? Lot & Location • Large 52 ft × 110 ft lot • Located in the highly sought-after Waterford Estates community • Close to schools, parks, pathways, shopping, and all of Chestermere's amenities ? This is a beautifully designed, feature-rich home offering 7 bedrooms, 5 bathrooms, a triple garage, and premium finishes throughout—perfect for families looking for space, luxury, and an exceptional location.