



GRASSROOTS
REALTY GROUP

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94 Waterford Crescent Chestermere, Alberta

MLS # A2272770



\$1,149,999

| | | | |
|------------------|---------------------------|---------------|------------------|
| Division: | Waterford | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,821 sq.ft. | Age: | 2025 (1 yrs old) |
| Beds: | 7 | Baths: | 5 |
| Garage: | Triple Garage Attached | | |
| Lot Size: | 0.13 Acre | | |
| Lot Feat: | Back Yard, Pie Shaped Lot | | |

| | | | |
|--------------------|--|-------------------|------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | See Remarks | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Brick, Stone, Stucco | Zoning: | RC-1 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Built-in Features, Kitchen Island, Open Floorplan, See Remarks, Separate Entrance, Walk-In Closet(s) | | |

Inclusions: N/A

NEWLY BUILT!! BACKING ONTO GREEN SPACE!! WALKOUT BASEMENT!! TRIPLE ATTACHED GARAGE!! MAIN FLOOR BED & FULL BATH!! OVER 3800+ SQFT OF LIVING SPACE!! 7 BEDROOMS!! 5 BATHS!! Step into this stunning custom build offering luxury, space, and comfort across all levels. The main floor welcomes you with a bright living area featuring a beautiful fireplace, a spacious dining area with access to the BACKYARD DECK, and a chef-inspired kitchen with a HUGE ISLAND, premium built-ins, and a fully equipped spice kitchen. A full MAIN FLOOR BEDROOM & 3PC BATH makes this level perfect. Upstairs, you'll find FOUR BEDROOMS & THREE FULL BATHS, including a serene PRIMARY BEDROOM with a walk-in closet and an elegant 5pc ensuite bath. Two additional bedrooms share a convenient Jack & Jill 3pc bath, while a fourth bedroom sits beside another 4pc bath. This level is completed with an upper-floor laundry room, a cozy BONUS ROOM, and an impressive open-to-below feature. The WALKOUT BASEMENT extends your living space with TWO MORE BEDROOMS, a 4pc bath, and a spacious family area — all leading directly to the backyard and GREEN SPACE VIEWS. A home crafted for comfort, luxury, and grace where every level brings more to embrace.