



GRASSROOTS
REALTY GROUP

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**351 Waterford Grove
Chestermere, Alberta**

MLS # A2275829



\$1,050,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,126 sq.ft.	Age:	2025 (1 yrs old)
Beds:	5	Baths:	4
Garage:	Off Street, Triple Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-

Features: Bathroom Rough-in, Built-in Features, Chandelier, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Vinyl Windows

Inclusions: N/A

This remarkable semi-estate property offers an exceptional blend of luxury, space, and functionality, designed to impress from the moment you arrive featuring LEGAL BASEMENT SUITE, 2 Primary bedrooms, SPICE Kitchen, Built-in appliances, feature walls, bedroom and a full bathroom at the main floor, 2 Living areas, OPEN TO BELOW and a lot more to explore. Situated on a conventional lot, the home boasts a 3 car garage and features 9-foot ceilings on all three levels, enhancing the sense of openness and sophistication throughout. As you step inside, you're greeted by a dramatic open-to-below foyer with custom feature walls that set the tone for the elegance found across the home. The main floor is thoughtfully designed with a full bedroom and full bathroom, perfect for guests or multi-generational living. A large living area centers around a beautiful gas fireplace with built-in features, while a spice kitchen adds functionality and convenience. The heart of the home is the gourmet kitchen, complete with built-in appliances and a massive island — an ideal space for entertaining and culinary creativity. Upstairs, you'll find two spacious primary bedrooms. The main primary suite offers a luxurious 6-piece ensuite and a generous walk-in closet, while the second primary features its own elegant 5-piece ensuite. Two additional bedrooms share a third bathroom and are complemented by a huge bonus area, perfect for a media room or play space. A conveniently located laundry room completes the upper floor. The walkout basement has a LEGAL SUITE featuring 2 bedrooms, a kitchen, living area and a 4pc bathroom. With its thoughtful layout, upscale finishes, and room to grow, this home truly offers a lot to explore and even more to love.

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