



**GRASSROOTS**  
REALTY GROUP

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### 3 Waterford Manor Chestermere, Alberta

**MLS # A2278003**



**\$1,099,900**

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,914 sq.ft.	Age:	2024 (2 yrs old)
Beds:	8	Baths:	5
Garage:	Triple Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Corner Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Stone	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Tray Ceiling(s), Vinyl Windows, Wet Bar		
Inclusions:	Range Hood in Spice Kitchen		

Showhome Hours: Monday to Thursday 2 to 8pm, Weekends and Holidays 12-5pm, Closed Friday! ANOTHER JEWEL BY GREEN CEDAR HOMES! THIS SHOWHOME IS SOMETHING OUT OF A MOVIE! GORGEOUS EXTERIOR WITH AN ABSOLUTELY STUNNING INTERIOR! \*\*\*THIS HOME IS JUST FULL OF UPGRADES\*\*\* LOCATED ON A CORNER LOT - MAIN FLOOR BEDROOM & FULL BATH - SPICE KITCHEN - FINISHED BASEMENT WITH WET BAR - MASTER WITH TRAY CEILINGS - FEATURE WALL, BUILT-INS AND MORE - Offering over 4000 SQFT of Luxurious Living Space with 7 (+1) Bedrooms, 5 FULL baths & Triple Garage Attached - Main floor offers BEDROOM/OFFICE & FULL BATH, dining, and spacious family room with fireplace. The kitchen is a culinary delight boasting Stunning Cabinetry, Stainless Steel Appliances, Kitchen Island and a SPICE KITCHEN! The usage of living space on the upper level is immaculate, offering 4 bedrooms and 3 FULL baths. Of the 4 bedrooms, 1 is the master that comes with a 5 PC ENSUITE, Spacious W.I.C & TRAY CEILINGS! 3 OUT OF 4 BEDROOMS ON THE UPPER LEVEL HAVE A W.I.C. You will also find a bonus room with TRAY CEILINGS and conveniently located laundry on the upper level. This home still has more to give! Make your way to the FULLY FINISHED BASEMENT that offers a REC ROOM WITH WET BAR, FULL BATH, 2 bedrooms and an additional room that can be used as a gym or extra bedroom!! This home is in an amazing location with close proximity to the Rainbow Falls Plaza. In addition to that, it has easy access to Glenmore Trail and 17th Ave SE! SHOW HOMES DO NOT COME UP OFTEN, ESPECIALLY THOSE OF THIS CALIBUR - Call your favourite realtor for a showing today \*\*\* YOU DO NOT WANT TO MISS OUT!

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