



**GRASSROOTS**  
REALTY GROUP

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**2020 Waterbury Road  
Chestermere, Alberta**

**MLS # A2291071**



**\$1,150,000**

<b>Division:</b>	Waterford		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	3,269 sq.ft.	<b>Age:</b>	2024 (2 yrs old)
<b>Beds:</b>	7	<b>Baths:</b>	5
<b>Garage:</b>	Aggregate, Front Drive, Garage Door Opener, Triple Garage Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Front Yard, Landscaped, Low Maintenance Landscap		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Stone, Wood Frame	<b>Zoning:</b>	R-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Chandelier, Closet Organizers, Double Vanity, French Door, High Ceilings, Kitchen Island, Open Floorplan, Soaking Tub, Stone Counters, Wet Bar		
<b>Inclusions:</b>	Second Refrigerator in Spice Kitchen		

Welcome to this impressive 7-BEDROOM, 5-BATHROOM home in the highly desirable community of Waterford in Chestermere, offering over 3,270SF of thoughtfully designed living space on a PREMIUM CORNER LOT with a playground just steps from your front door. With over \$100,000 in upgrades, including nearly \$50,000 invested into the FULLY COMPLETED EXTERIOR, this property stands apart from new construction home with a FULLY FENCED and LANDSCAPED YARD, AGGREGATE DRIVEWAY, and a beautiful AGGREGATE PATIO and pathway connecting the front and backyard - providing a polished outdoor space that's ready to use from the day you move in, just in time for summer! From the moment you enter, the OPEN RISER STAIRCASE with integrated ACCENT LIGHTING creates a striking architectural feature, beautifully open to the second-level BONUS ROOM above. The heart of the home is the chef-inspired kitchen, complete with a BUILT-IN OVEN and microwave, electric range, abundant cabinetry, and a fully equipped BUTLER'S PANTRY featuring an ADDITIONAL GAS RANGE, SECOND REFRIGERATOR, and extra storage - perfect for entertaining or preparing meals for larger gatherings. The main level is finished with WIDE PLANK HARDWOOD flooring and offers a warm and inviting living area with a cozy ELECTRIC FIREPLACE, seamless access to the backyard, and a private HOME OFFICE with double French doors. A full bathroom on the main floor adds flexibility for guests or multi-generational living. Upstairs, you'll find 4 spacious bedrooms and a convenient UPPER FLOOR LAUNDRY ROOM. The expansive primary retreat is a true highlight, featuring a luxurious ensuite with DUAL VANITIES, a deep SOAKER TUB, walk-in closet with BUILT-IN CLOSET ORGANIZERS, and a stunning spa-inspired FULLY TILED STEAM

SHOWER. One of the additional bedrooms also includes its own walk-in closet and private ensuite, ideal for guests or older children seeking extra privacy. The FULLY DEVELOPED BASEMENT extends the home's living space with an OVERSIZED RECREATION AREA and WET BAR, creating the perfect setting for movie nights, games, or entertaining. Three additional bedrooms and a full bathroom provide incredible flexibility for family, guests, or home gym and hobby spaces. The home is also equipped with DUAL FURNACES and DUAL CENTRAL AIR CONDITIONING UNITS, along with a rough-in for a future water treatment system, designed to provide enhanced comfort, efficiency, and long-term flexibility. This exceptional property offers luxury finishes, incredible square footage, and a layout designed for both everyday living and entertaining, all just minutes from Calgary, and the many shops, schools and activities that the area offers.