



**496 Waterford Grove  
Chestermere, Alberta**

**MLS # A2298721**



**\$735,000**

<b>Division:</b>	Waterford		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,288 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Cleared, Cul-De-Sac, Private, See Remarks, Street Lighting		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, See Remarks	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	RC1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Chandelier, Double Vanity, See Remarks, Separate Entrance		

**Inclusions:** None

Welcome to the one you've been waiting for. At 2,280 plus square feet of meticulously designed living space, this five-bedroom, three-bathroom residence doesn't just check boxes &mdash; it obliterates them. From the moment you pull into the double car garage, you know this home was built for someone who refuses to settle. Live Bigger. Step inside and feel the energy shift. The layout flows with intention &mdash; open, airy, and engineered for the way you actually live. Whether you're hosting twenty guests or enjoying a quiet Sunday morning, every square foot earns its place. Five Bedrooms. Zero Compromises. A generous primary suite anchors the home with the privacy and space you deserve. Four additional bedrooms deliver flexibility that grows with your life &mdash; home office, guest quarters, kids' rooms, content studio &mdash; you decide. Three Full Bathrooms. No half measures. Three fully appointed bathrooms mean no one is ever waiting, and every morning starts without friction. The Spice Kitchen. Here's where it gets interesting. A dedicated spice kitchen means you can go all-in on flavor &mdash; fry, sear, roast, and experiment &mdash; without your main living space wearing last night's dinner. This is the kitchen serious home cooks dream about and entertainer's obsess over. The Oversized Bonus Room. Call it what you want &mdash; media room, gym, playroom, second living room, or the place where your best ideas happen. This oversized bonus space is the wild card that makes this home outperform everything else in its class. Double Car Garage. Protected parking, storage, and workspace versatility &mdash; it's more than a garage. It's square footage that works as hard as you do. Homes like this don't sit. They sell. And the person reading this right now already knows why. Book your private showing today.

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