



**GRASSROOTS**  
REALTY GROUP

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**2020 Waterbury Road  
Chestermere, Alberta**

**MLS # A2208086**



**\$1,225,000**

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,259 sq.ft.	Age:	2024 (1 yrs old)
Beds:	7	Baths:	5
Garage:	Triple Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Corner Lot		

Heating:	Forced Air, Natural Gas, See Remarks	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Cement Fiber Board, Stone, Wood Frame	Zoning:	TBD
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Built-in Features, Double Vanity, French Door, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Pantry, Stone Counters		
Inclusions:	N/A		

This 2-storey custom-built Show Home in Waterford Estates offers 7 spacious bedrooms, 5 luxurious bathrooms, and elegant upgrades throughout the house with a finished basement. Features include 9 ft. ceilings, quartz countertops, KitchenAid stainless steel appliances, custom closets, hardwood flooring, and decorative wood paneling. The main floor boasts an open layout with a cozy gas fireplace, upgraded primary kitchen, spice kitchen, and a versatile den/office space. The upper floor includes a bonus room, a grand primary bedroom with a 6-piece ensuite, a second master bedroom, and a laundry room. The fully finished basement features a large rec. room with an electric fireplace, a wet bar, 3 additional bedrooms, and a full bathroom. Additional amenities include open riser stairs, a triple-car garage, an exposed aggregate driveway, and a glass railing on the deck. Set on a corner lot, this luxurious home perfectly balances style, functionality, and comfort for modern family living.