

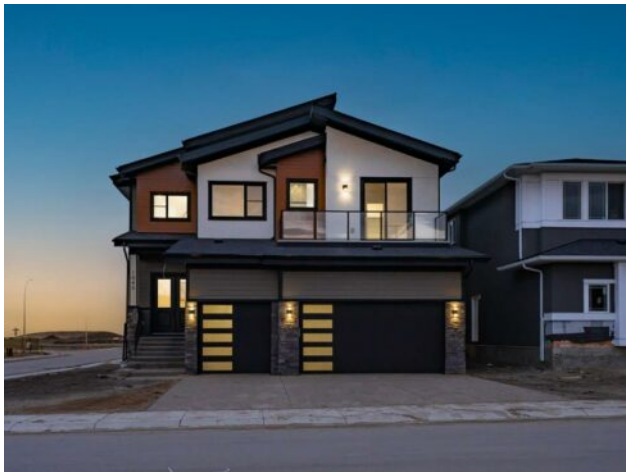


**GRASSROOTS**  
REALTY GROUP

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**1040 Waterstone Green**  
**Chestermere, Alberta**

**MLS # A2213620**



**\$1,200,000**

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,380 sq.ft.	Age:	2025 (0 yrs old)
Beds:	5	Baths:	4 full / 1 half
Garage:	Driveway, Garage Faces Front, On Street, Triple Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Corner Lot, Level		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Full, Unfinished	LLD:	-
Exterior:	Stone, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-

**Features:** Built-in Features, Chandelier, Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, See Remarks, Separate Entrance, Walk-In Closet(s)

**Inclusions:** None

Witness this stunning custom built single family home on a corner lot in Chestermere's most desirable Waterford Estates!! With a double door entrance and open to below entryway, it comes with a total of 5 spacious bedrooms and 4.5 bathrooms. The main floor boasts 10 foot ceiling with a master kitchen equipped with chef-grade appliances, along with a walkthrough spice kitchen making this home ideal for cooking as well as entertaining. There is plenty of space for amusement and leisure on the main floor, which includes a family room and living room. Completing Main floor is a full bedroom with a 3 pc ensuite. Upstairs, with 10' high ceiling, there are 2 master bedrooms with private ensuites and 2 additional bedrooms with a common 4 pc bathroom. The comfortable bonus room upstairs is the ideal place to unwind after a long day of movies or quiet time. In this painstakingly designed home, where every element has been thoughtfully chosen to offer the utmost in comfort and style, experience living at its best. Don't miss the chance to own this exquisite home in a sought-after neighborhood! Situated on an expansive 54' x 110' lot, this elegant home boasts high-end finishes throughout. This large lot offers ample outdoor space for you and your family to enjoy, whether it's for gardening, outdoor entertainment, or just relaxing in the sunshine. The neighborhood is known for its beautiful landscaping, friendly atmosphere, and excellent amenities, including schools, shopping, and recreational facilities.