



**GRASSROOTS**  
REALTY GROUP

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## 20 Waterford Heights Chestermere, Alberta

**MLS # A2244021**



**\$1,429,000**

<b>Division:</b>	Waterford		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	3,142 sq.ft.	<b>Age:</b>	2022 (3 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	5 full / 1 half
<b>Garage:</b>	Heated Garage, Triple Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Creek/River/Stream/Pond, Landscaped, Private, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Suite, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Stone, Stucco	<b>Zoning:</b>	R-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Central Vacuum, Closet Organizers, Kitchen Island, Smart Home, Sump Pump(s)		

**Inclusions:** n/a

Welcome to 20 Waterford Heights in Chestermere—a breathtaking, fully developed, triple garage, luxury home offering 4,505 square feet of exceptional living space. Perfectly positioned backing onto a scenic pond and lush park with walking paths and a nearby playground, this residence delivers an unmatched blend of natural beauty and refined living. At the heart of the home is a dramatic open-to-below great room with soaring ceilings, a grand feature staircase, and expansive windows dressed with premium motorized blinds—filling the space with natural light and showcasing uninterrupted views of the water and green space. The layout is designed for both elegance and functionality, featuring premium finishes throughout, including custom cabinetry, quartz countertops, and high-end appliances. The chef’s kitchen is a true showpiece, offering a large central island, generous workspace, and a separate spice kitchen for added versatility. The main floor also features a spacious double-door office ideal for working from home, a functional mud room with built-in storage to keep things organized, and a seamless flow between living, dining, and kitchen spaces—perfect for both family living and entertaining. Every detail has been thoughtfully considered to elevate day-to-day comfort and convenience. Upstairs, the home offers two luxurious master suites, each with stunning ensuites, in addition to a third bedroom and full bathroom—providing flexibility for families or guests. The upper-level layout offers the perfect balance of private retreats and shared family space. The fully developed walkout basement continues the theme of spacious, the two bedroom illegal basement suite offers, refined living with a full kitchen, full height windows, 2 bedrooms with full bathrooms each, and a large living area with simulation

skylight panels—perfect for a media room, games area, or extended family living. Outdoor living is maximized with patio decks on all three levels—offering multiple vantage points to enjoy the peaceful surroundings. Whether you’re sipping coffee on the upper balcony, enjoying dinner on the main deck, or gathering with friends on the covered walkout patio, the home invites year-round enjoyment and connection to nature. Gemstone exterior lighting perfects the ambiance. With its premium finishes, show-stopping design, and unbeatable location, 20 Waterford Heights is a rare and exceptional opportunity in one of Chestermere’s most desirable communities. This is lakeside-inspired living at its finest—modern, spacious, and move-in ready.

Just a few of the many upgrades include: Coffered ceilings, upgraded tile work and LED under lighting in vanities in all bathrooms, heated triple car garage with epoxy flooring and commercial drainage, 5 stage reverse osmosis water filter, 7.2 surround sound system throughout, maple wood work and a smart home system.