



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**530 Waterford Rise
Chestermere, Alberta**

MLS # A2284704



\$889,000

Division:	Waterford		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,753 sq.ft.	Age:	2026 (0 yrs old)
Beds:	5	Baths:	4
Garage:	Triple Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Level		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, High Ceilings, Kitchen Island, Open Floorplan, Pantry		

Inclusions: NA

BRAND NEW 5 BEDROOM HOME WITH TRIPLE GARAGE. Just a short 25-minute drive from downtown Calgary, this **brand new FIVE-BEDROOM** estate home in the prestigious community of **Waterford** offers 2753sq. ft. of thoughtfully designed living space, perfect for the modern family. The main floor features **ceilings**, a spacious open-concept layout, and a stunning **island kitchen** with elegant **quartz countertops**, extended upper cabinets, and **upgraded appliances**. A highly sought-after **SPICE KITCHEN** makes entertaining and everyday cooking effortless. Also on the main level are a generously sized bedroom, ideal for guests or work-from-home needs with full washroom. Designed for both comfort and future potential, the home includes a **SEPARATE SIDE ENTRANCE**, offering excellent options for future basement development. Upstairs, retreat to the **2 luxurious primary suite** complete with separate ensuites. **2 additional well-appointed bedrooms** are coming with common washroom **are** smartly arranged around a central **bonus room**, providing space and privacy for the entire family. Completing this exceptional home is an **ultra-convenient TRIPLE CAR GARAGE**, perfect for parking and extra storage. Enjoy a safe, peaceful lifestyle in waterford, surrounded by the natural beauty of Chestermere with all the conveniences of Calgary just minutes away.