



**GRASSROOTS**

REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

**94 Waterford Crescent  
Chestermere, Alberta**

**MLS # A2286717**



**\$1,099,900**

<b>Division:</b>	Waterford		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,821 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	7	<b>Baths:</b>	5
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, Pie Shaped Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	See Remarks	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stone, Stucco	<b>Zoning:</b>	RC-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Kitchen Island, Open Floorplan, See Remarks, Separate Entrance, Walk-In Closet(s)		

**Inclusions:** N/A

**NEWLY BUILT!! BACKING ONTO GREEN SPACE!! WALKOUT BASEMENT!! TRIPLE ATTACHED GARAGE!! MAIN FLOOR BED & FULL BATH!! OVER 3800+ SQFT OF LIVING SPACE!! 7 BEDROOMS!! 5 BATHS!!** Step into this stunning custom build offering luxury, space, and comfort across all levels. The main floor welcomes you with a bright living area featuring a beautiful fireplace, a spacious dining area with access to the BACKYARD DECK, and a chef-inspired kitchen with a HUGE ISLAND, premium built-ins, and a fully equipped spice kitchen. A full MAIN FLOOR BEDROOM & 3PC BATH makes this level perfect. Upstairs, you’ll find FOUR BEDROOMS & THREE FULL BATHS, including a serene PRIMARY BEDROOM with a walk-in closet and an elegant 5pc ensuite bath. Two additional bedrooms share a convenient Jack & Jill 3pc bath, while a fourth bedroom sits beside another 4pc bath. This level is completed with an upper-floor laundry room, a cozy BONUS ROOM, and an impressive open-to-below feature. The WALKOUT BASEMENT extends your living space with TWO MORE BEDROOMS, a 4pc bath, and a spacious family area &mdash; all leading directly to the backyard and GREEN SPACE VIEWS. A home crafted for comfort, luxury, and grace where every level brings more to embrace.