



**GRASSROOTS**

REALTY GROUP

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**2045 Waterbury Road  
Chestermere, Alberta**

**MLS # A2288016**



**\$849,900**

<b>Division:</b>	Waterford Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,579 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	4
<b>Garage:</b>	Aggregate, Triple Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, Front Yard, Interior Lot, Level		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Built-in Features, Central Vacuum, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance, Vinyl Windows, Walk-In Closet(s), Wired for Data, Wired for Sound

**Inclusions:** N/A

Welcome to 2045 Waterbury Road in the growing community of Waterford Estates, Chestermere. Built by Twenty First Century Homes, this two-storey residence offers 2,579 sq ft of well-designed living space above grade on a 45' x 113' lot, plus an undeveloped basement with bathroom rough-in for future development. The main floor features a functional layout with a living room with fireplace, family room, dining area, and a main floor bedroom with access to a full bathroom—ideal for guests or extended family. The kitchen includes a dedicated spice kitchen and convenient access to the mudroom and triple attached garage (approx. 640 sq ft). The upper level offers four bedrooms, including two primary bedrooms with private ensuites. A central loft area, upper-floor laundry, and spacious secondary bedrooms provide practical family living. The exterior elevation incorporates stucco and smart board detailing with stone accents, along with a rear deck for outdoor use. Located close to parks, schools, shopping, and key amenities, this home offers space, flexibility, and quality craftsmanship in a well-connected Chestermere community.