



GRASSROOTS
REALTY GROUP

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2057 Waterbury Road
Chestermere, Alberta

MLS # A2288443



\$1,229,900

Division:	Waterford Estates		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,321 sq.ft.	Age:	2025 (1 yrs old)
Beds:	7	Baths:	5
Garage:	Triple Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Front Yard, Interior Lot, Landscaped, Level, No Back Lane, Street		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Cement Fiber Board, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Central Vacuum, Chandelier, Crown Molding, Double Vanity, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance, Tray Ceiling(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar, Wired for Data, Wired for Sound		
Inclusions:	N/A		

Welcome to this Award Finalist Show Home, recognized by the BILD Calgary Region, built Twenty First Century Homes, located in the growing community of Waterford Estates in Chestermere. Offering approximately 4,500 sq ft of developed living space on a 45' x 113' lot, this property provides a spacious and functional layout designed for modern family living. The main floor features 10' ceilings, an open-to-above living area, family room, dining space, and a full 3-piece bathroom. A versatile flex room can function as a bedroom, office, or additional living area. The kitchen is equipped with upgraded appliances and complemented by a walk-through spice kitchen with direct access to the mudroom and triple attached garage. Upstairs, you will find 4 generously sized bedrooms, each with walk-in closets, including two primary bedrooms with private ensuites. A bonus room with tray ceiling detail and an open-to-below feature enhances natural light and openness. The upper-level laundry room includes cabinetry and a sink for added convenience. The fully developed basement expands the living space and includes 2 additional bedrooms, a bathroom, a games/recreation room, and a wet bar. Located close to schools, parks, shopping, and everyday amenities, this property offers substantial living space in a well-connected Chestermere location.