



**7 Waterford Heights
Chestermere, Alberta**

MLS # A2291295



\$979,900

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,705 sq.ft.	Age:	2021 (5 yrs old)
Beds:	6	Baths:	4 full / 1 half
Garage:	Heated Garage, Insulated, Triple Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, City Lot, Low Maintenance Landscape, Rectangular Lot, Treed		

Heating:	Central, Fireplace(s), Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Mixed, Stone, Stucco	Zoning:	SFD
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Chandelier, Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Separate Entrance, Smart Home, Soaking Tub, Steam Room, Vinyl Windows, Walk-In Closet(s), Wired for Data, Wired for Sound		
Inclusions:	N/A		

Experience luxury living in this CUSTOM-BUILT HOME OFFERING OVER 3,700 SQFT OF TOTAL DEVELOPED LIVING SPACE, located in the heart of Chestermere—just steps from the canal, perfect for peaceful walks or bike rides toward Calgary for those with an active lifestyle. This WEST-FACING HOME offers striking curb appeal with an EXPOSED AGGREGATE DRIVEWAY, VINYL FENCING, EXTENDED CONCRETE WALKWAY, and a MAINTENANCE-FREE BACKYARD PATIO WITH BBQ GAS LINE. The home also features a LARGE, PRIVATE FRONT ENTRY thoughtfully positioned to provide added privacy and NOT DIRECTLY VISIBLE FROM NEIGHBOURING HOMES. Step inside to a grand OPEN-TO-BELOW FOYER featuring 8FT DOORS THROUGHOUT THE MAIN LEVEL, 9FT KNOCKDOWN CEILINGS, WAINSCOTING, FEATURE WALLS, and ENGINEERED HARDWOOD FLOORS. The main level also includes a DEDICATED FLEX ROOM, OPEN MUDROOM WITH DUAL COAT CLOSETS, MOTORIZED BLINDS THROUGHOUT, and is ROUGHED-IN FOR CENTRAL VACUUM. The CHEF’S KITCHEN is a true showstopper with an OVERSIZED ISLAND, GRANITE COUNTERTOPS THROUGHOUT, SOFT-CLOSE CEILING-HEIGHT CABINETRY, TWO GAS RANGES, TWO DISHWASHERS, BUILT-IN OVEN AND MICROWAVE, HIGH-POWERED HOOD FAN, and a fully equipped SPICE KITCHEN WITH GARBURATOR. The GREAT ROOM features a stunning FLOOR-TO-CEILING TILED GAS FIREPLACE with IN-CEILING SPEAKERS, creating the perfect space for entertaining. Upstairs offers 4 SPACIOUS BEDROOMS, including TWO MASTER SUITES. The primary retreat features a SPA-INSPIRED 5-PIECE ENSUITE with a STANDALONE TUB, CUSTOM STEAM SHOWER, DOUBLE VANITY, CEILING-HEIGHT

MIRRORS, TOILET WITH WINDOW, and a WALK-IN CLOSET WITH BUILT-INS. The second master includes its own 4-PIECE ENSUITE WITH STAND-UP SHOWER. Two additional bedrooms and a full bathroom with stand-up shower complete the upper level, along with a BONUS ROOM WITH FEATURE WALL, LAUNDRY ROOM WITH SINK, and CAT5 WIRING. The FULLY FINISHED BASEMENT features a SEPARATE SIDE ENTRANCE, 2 BEDROOMS, a FULL BATHROOM WITH TILED STAND-UP SHOWER, ROUGHED-IN LAUNDRY, and a FUTURE WET BAR AREA ROUGHED-IN WITH 220V POWER AND VENTING, along with a LARGE OPEN FAMILY ROOM and DEDICATED STORAGE ROOM—offering excellent flexibility for extended family or entertaining. Additional highlights include a HEATED AND INSULATED GARAGE WITH GAS LINE, HOME SECURITY SYSTEM WITH 7 CAMERAS + NVR, AC ROUGH-IN, and the peace of mind of REMAINING NEW HOME WARRANTY.