



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**1049 Waterstone Green
Chestermere, Alberta**

MLS # A2301003



\$1,170,000

Division:	Waterford Estates		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,257 sq.ft.	Age:	2025 (1 yrs old)
Beds:	5	Baths:	4 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard		

Heating: Forced Air

Water: -

Floors: Carpet, Tile, Vinyl

Sewer: -

Roof: Asphalt Shingle

Condo Fee: -

Basement: Other

LLD: -

Exterior: Stone, Wood Frame

Zoning: R-1

Foundation: Poured Concrete

Utilities: -

Features: Built-in Features, Chandelier, Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance, Walk-In Closet(s)

Inclusions: N/A

Discover this beautifully designed custom single-family home offering an exceptional blend of space, comfort, and functionality across all three levels. Step into a welcoming main floor featuring a bright foyer that leads into expansive living areas, including a spacious family room and a separate living room—perfect for both everyday living and entertaining. The heart of the home is the oversized chef-inspired kitchen, complete with a generous layout and a dedicated servery, seamlessly connected to the dining area for effortless hosting. A main-floor bedroom with its own 3-piece ensuite adds convenience for guests or multi-generational living, while a mudroom and a large garage provide practical everyday solutions. Upstairs, you’ll find a thoughtfully designed second level with multiple generously sized bedrooms, including a luxurious primary suite featuring a walk-in closet and a spa-like 5-piece ensuite. Additional bedrooms are well-appointed, with access to both private and shared bathrooms, ensuring comfort and privacy for the whole family. A versatile loft area offers the perfect space for a media room, home office, or relaxation zone, while the conveniently located laundry room enhances daily ease. The expansive unfinished basement presents incredible potential, offering ample space to customize to your needs—whether you envision a home theatre, gym, or additional living quarters. With its spacious layout, multiple ensuites, and well-planned living areas, this home is ideal for growing families or those who love to entertain, delivering both luxury and practicality in every corner.