



**GRASSROOTS**

REALTY GROUP

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**1001 Waterford Drive SE  
Chestermere, Alberta**

**MLS # A2302267**



**\$1,139,000**

<b>Division:</b>	Waterford		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	3,149 sq.ft.	<b>Age:</b>	2024 (2 yrs old)
<b>Beds:</b>	8	<b>Baths:</b>	6
<b>Garage:</b>	Off Street, Parking Pad, Triple Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Front Yard, Garden, Landscaped, Lawn, Low Maintenance		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, 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>	Concrete, Stucco, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Breakfast Bar, Built-in Features, Ceiling Fan(s), Chandelier, Closet Organizers, Crown Molding, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Primary Downstairs, Quartz Counters, Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s)

**Inclusions:** Some furniture can be included in the sale. Call list agent for details.

Open House April 25: 12-2pm, April 26 1-3pm | TRIPLE ATTACHED GARAGE | CORNER LOT | 56 FT WIDE LOT | 2024 BUILT | 3150 SQFT ABOVE GRADE | 4500+ SQFT TOTAL LIVING SPACE | 8 BEDS | 6 FULL BATHS | MAIN FLOOR BED & BATH | SPICE KITCHEN | 2 LIVING ROOMS | OPEN TO BELOW | 2 MASTER BEDROOMS | ILLEGAL SUITE + SECOND BASEMENT SECTION | SEPARATE ENTRANCES | STUCCO EXTERIOR | 9FT CEILINGS | LVP FLOORING | LOW MAINTENANCE LANDSCAPING | 5 MINS TO CHESTERMERE LAKE | Welcome to this stunning 2024-built estate home in the sought-after community of Waterford, Chestermere, offering 3149 sqft above grade and more than 4500 sqft of total living space. Perfectly positioned on a premium corner lot, this home features a striking stucco exterior, triple attached garage, and a thoughtfully designed layout ideal for large families and investors alike. The main floor showcases 9ft ceilings, durable LVP flooring, a spacious open-to-below living room filled with natural light, a second living area for added flexibility, and a modern kitchen complemented by a fully equipped spice kitchen. A convenient main floor bedroom and full bathroom complete this level. Upstairs, you'll find generously sized bedrooms including two luxurious primary suites, each with their own ensuite bathrooms, offering comfort and privacy for multi-generational living. The basement is uniquely designed with two separate sections, both with their own entrances—one side featuring a 2-bedroom illegal suite, and the other offering a 1-bedroom setup with its own ensuite bath—providing excellent income potential or space for extended family. The exterior is fully landscaped with a low-maintenance design, perfect for easy upkeep year-round. Located just 5 minutes from Chestermere Lake, with quick access to

amenities, schools, and major routes, this home is a rare opportunity to own a high-end, income-generating property in a prime location.