



**7 Waterford Heights
Chestermere, Alberta**

MLS # A2315238



\$949,000

Division:	Waterford		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,691 sq.ft.	Age:	2021 (5 yrs old)
Beds:	6	Baths:	4 full / 1 half
Garage:	Aggregate, Garage Door Opener, Heated Garage, Triple Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Landscaped, Low Maintenance Landscape, No Neighbours Behind		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, 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, Open Floorplan, Pantry, Separate Entrance, Smart Home, Steam Room, Wired for Sound		
Inclusions:	N/A		

LUXURY CUSTOM-BUILT HOME | OVER 3,700 SQ FT DEVELOPED SPACE | FINISHED 2 BEDROOM BASEMENT | 2 MASTER SUITES | SEPARATE SIDE ENTRANCE | WALKING DISTANCE TO THE CANAL Welcome to this beautifully upgraded custom-built home located in the heart of Chestermere, offering over 3,700 sq ft of total developed living space designed for luxury, comfort and multigenerational living. Situated just steps from the canal, this west facing property combines high end finishes, thoughtful design and incredible functionality for large families or entertainers alike. The main floor features a grand open-to-below foyer, engineered hardwood flooring, feature walls, wainscoting, 8-foot doors, high ceilings and oversized windows bringing in plenty of natural light. A spacious flex room, can be used as a bedroom with a large window and nearby half bath offers the potential to easily create an additional main floor bedroom with full bathroom setup before possession, making this home ideal for multigenerational living or extended family use. Any agreed upon modifications between buyer and seller can be completed prior to possession. The chef inspired kitchen is loaded with upgrades including granite countertops throughout, ceiling-height soft-close cabinetry, oversized island, built-in oven and microwave, two gas ranges, two dishwashers, high-powered hood fan, and a fully equipped Spice kitchen with garburator. The bright living room showcases a floor-to-ceiling tiled gas fireplace with in-ceiling speakers, perfect for entertaining. Upstairs offers 4 spacious bedrooms including two master suites. The primary retreat features a spa inspired ensuite with standalone tub, custom steam shower, double vanity, ceiling-height mirrors, and walk-in closet with built-ins. A large bonus room, upper floor laundry with sink and cabinets, additional full

bathroom, and CAT5 wiring complete the upper level. The finished 2 bedroom basement with separate side entrance offers excellent flexibility for extended family living or future rental potential. It includes a full bathroom with tiled stand-up shower, rough-in laundry, dedicated storage room, large open family room, and rough-ins for a future kitchen with 220V power and venting. Kitchen can be installed before possession if needed, subject to terms agreed upon between buyer and seller. Additional features include heated and insulated garage with gas line, exposed aggregate driveway, maintenance-free backyard patio with BBQ gas line, motorized blinds, security system with 7 cameras and NVR, AC rough-in, vinyl fencing, central vacuum rough-in and remaining new home warranty. A rare opportunity to own a fully upgraded luxury home in one of Chestermere's most desirable locations. Book your private showing today.