



GRASSROOTS
REALTY GROUP

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**94 Waterford Crescent
Chestermere, Alberta**

MLS # A2319536



\$1,029,900

Division:	Waterford		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,821 sq.ft.	Age:	2025 (1 yrs old)
Beds:	7	Baths:	5
Garage:	Triple Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Pie Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	See Remarks	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stone, Stucco	Zoning:	RC-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Kitchen Island, Open Floorplan, See Remarks, Separate Entrance, Walk-In Closet(s)		

Inclusions: N/A

NEWLY BUILT!! BACKING ONTO GREEN SPACE!! WALKOUT BASEMENT!! TRIPLE ATTACHED GARAGE!! MAIN FLOOR BED & FULL BATH!! OVER 3800+ SQFT OF LIVING SPACE!! 7 BEDROOMS!! 5 BATHS!! Step into this stunning custom build offering luxury, space, and comfort across all levels. The main floor welcomes you with a bright living area featuring a beautiful fireplace, a spacious dining area with access to the BACKYARD DECK, and a chef-inspired kitchen with a HUGE ISLAND, premium built-ins, and a fully equipped spice kitchen. A full MAIN FLOOR BEDROOM & 3PC BATH makes this level perfect. Upstairs, you'll find FOUR BEDROOMS & THREE FULL BATHS, including a serene PRIMARY BEDROOM with a walk-in closet and an elegant 5pc ensuite bath. Two additional bedrooms share a convenient Jack & Jill 3pc bath, while a fourth bedroom sits beside another 4pc bath. This level is completed with an upper-floor laundry room, a cozy BONUS ROOM, and an impressive open-to-below feature. The WALKOUT BASEMENT extends your living space with TWO MORE BEDROOMS, a 4pc bath, and a spacious family area — all leading directly to the backyard and GREEN SPACE VIEWS. A home crafted for comfort, luxury, and grace where every level brings more to embrace.