



**3 Waterbury Common
Chestermere, Alberta**

MLS # A2320056



\$939,900

Division:	Waterford Estates		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,690 sq.ft.	Age:	2026 (0 yrs old)
Beds:	5	Baths:	4
Garage:	Driveway, Enclosed, Garage Door Opener, Garage Faces Side, Off Street, Or		
Lot Size:	0.12 Acre		
Lot Feat:	Corner Lot, Front Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Cement Fiber Board, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Chandelier, Closet Organizers, Double Vanity, French Door, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Vinyl Windows, Walk-In Closet(s), Wired for Data, Wired for Sound		
Inclusions:	N/A		

Welcome to Waterford in Chestermere, where luxury, functionality, and exceptional craftsmanship come together in this stunning pre-construction home by Sunview Custom Homes. Situated on a premium corner lot, this impressive 2-storey residence offers over 5 bedrooms and 4 full bathrooms, making it ideal for growing families, multigenerational living, or those seeking additional space for guests and home offices. The thoughtfully designed main floor features a bright and open-concept layout with a spacious great room highlighted by a modern electric fireplace, a main-floor bedroom, and a full bathroom—perfect for visitors or extended family. The chef-inspired kitchen showcases quartz countertops, built-in stainless steel appliances, ample cabinetry, and a separate spice kitchen designed for everyday cooking and entertaining. Upstairs, the luxurious primary retreat offers a spa-inspired ensuite complete with dual vanities, a custom tiled shower, and a generous walk-in closet. Three additional bedrooms, a full bathroom, and a convenient upper-floor laundry room with sink provide exceptional functionality. A standout feature is the spacious bonus room, complete with French doors, a private ensuite, walk-in closet, and its own balcony—offering flexibility as a guest suite, entertainment room, or private retreat. Additional highlights include a triple attached garage, premium finishes throughout, energy-efficient construction, and Sunview Custom Homes' renowned attention to detail. Located in the highly sought-after community of Waterford, residents enjoy convenient access to schools, parks, walking pathways, shopping, and all the amenities of Chestermere, while remaining just minutes from Calgary. Don't miss this rare opportunity to own a brand-new custom home on a corner lot in one of Chestermere's fastest-growing communities.