



GRASSROOTS
REALTY GROUP

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**69 Waterford Place
Chestermere, Alberta**

MLS # A2320246



\$1,135,900

Division:	Waterford		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,161 sq.ft.	Age:	2026 (0 yrs old)
Beds:	7	Baths:	5 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Corner Lot		

Heating:	Central, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Stone	Zoning:	RC-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Kitchen Island, Open Floorplan, Quartz Counters, Separate Entrance, Soaking Tub		

Inclusions: N/A

IMMEDIATE POSSESSION AVAILABLE !! Experience LUXURY living in this stunning new-build home featuring 9-ft ceilings, an OPEN-TO-BELOW design that fills the home with natural light, an open-concept layout, and premium finishes throughout. The main level offers a BEDROOM SUITE, private OFFICE, spacious living and dining areas, a 2-piece bath, and a chef-inspired kitchen with QUARTZ countertops, a large ISLAND, Built-In Appliances, extensive cabinetry, and a separate SPICE KITCHEN. Upstairs, enjoy a cozy family room, TWO luxurious PRIMARY SUITES and two more bedrooms with a shared bath and , convenient laundry, . The main PRIMARY retreat features a large WALK-IN CLOSET with a built-in vanity and a spa-like 5-piece ensuite complete with a SOAKING TUB. Step outside to the deck, perfect for entertaining and outdoor gatherings. The LEGAL 2-bedroom BASEMENT SUITE, complete with its own SEPARATE SIDE ENTRANCE, offers excellent mortgage-helper potential or ideal space for extended family. Complete with a TRIPLE ATTACHED GARAGE, this exceptional home enjoys a prime location just minutes from Chestermere Lake, schools, shopping, parks, and everyday amenities, with convenient access to major commuter routes. A rare combination of luxury, functionality, and income-generating opportunity. Book your showing today! (We also have another lot available for sale that is almost complete. Contact us for more details and pricing information.)