



**GRASSROOTS**  
REALTY GROUP

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2305 waterbury Road  
Chestermere, Alberta

MLS # A2321885



**\$629,900**

<b>Division:</b>	Waterford Estates		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,763 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Cement Fiber Board, Wood Frame	<b>Zoning:</b>	R-2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Walk-In Closet(s)		

**Inclusions:** N/A

Welcome to Waterford Estates, one of Chestermere's most sought after new communities. This brand new duplex blends modern design with thoughtful functionality, making it an ideal choice for families. The open concept main floor is filled with natural light and features a stylish living room, a beautifully appointed kitchen with quartz countertops, sleek cabinetry, and a walk-in pantry, along with a HALF bathroom. Upstairs, you'll find a spacious bonus room, convenient upper floor laundry, and three well-sized bedrooms, including a luxurious primary retreat complete with a spa-inspired ensuite and walk-in closet. The undeveloped basement, featuring a separate side entrance, offers excellent flexibility for future development or additional living space. A secondary suite would be subject to approval and permitting by the municipality. Finished with a double attached garage and ideally located near parks, schools, shopping, and the scenic shores of Chestermere Lake, this home delivers the perfect balance of comfort, style, and long-term value.