



**GRASSROOTS**  
REALTY GROUP

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**2244 Waterbury Road  
Chestermere, Alberta**

**MLS # A2322906**



**\$589,900**

<b>Division:</b>	Waterford Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,617 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	None, Off Street		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Other	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan, Quartz Counters, Separate Entrance		

**Inclusions:** na

Welcome to Waterford Estates in Chestermere, where lakeside living meets modern convenience. This beautifully designed TRUMAN home offers 4 bedrooms and 3 full bathrooms, including a sought-after main floor bedroom and full bath—perfect for guests, multi-generational living, or a private home office. Located just minutes from Calgary’s east side, Waterford Estates is a thoughtfully planned community featuring parks, pathways, ponds, open green spaces, and future school sites, all while being moments from shopping, restaurants, and the year-round recreation of Chestermere Lake. Enjoy easy access to beach activities, boating, fishing, and everyday amenities, all in a vibrant, family-friendly setting. Inside, the bright, open-concept main floor is designed for modern living, showcasing 9-foot ceilings, luxury vinyl plank flooring, and large windows that flood the space with natural light. The spacious living and dining areas seamlessly connect to the chef-inspired kitchen, complete with quartz countertops, full-height soft-close cabinetry, stainless steel appliances, and an eating bar. Upstairs, you’ll find a versatile bonus room that offers additional space for a media area, playroom, or home office. The private primary retreat features a tray ceiling, walk-in closet, and elegant ensuite. Two additional bedrooms, a full bathroom, and convenient upper-floor laundry complete the upper level. Built with TRUMAN’s signature quality and attention to detail, this exceptional home combines thoughtful design, contemporary finishes, and the lifestyle benefits of one of Chestermere’s most exciting new communities. Photo gallery coming soon.