



**2049 Waterbury Road W
Chestermere, Alberta**

MLS # A2326301



\$879,900

Division:	Waterford Estates		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,687 sq.ft.	Age:	2026 (0 yrs old)
Beds:	5	Baths:	4
Garage:	Triple Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Interior Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, High Ceilings, Quartz Counters, Tray Ceiling(s), Walk-In Closet(s)		

Inclusions: N/A

TRIPLE CAR GARAGE ESTATE LOT | MAIN FLOOR BED + BATH AND OFFICE | 2 PRIMARY BEDROOMS | SPICE KITCHEN.
Welcome to 2049 Waterbury Road in the growing community of Waterford Estates, Chestermere. Built by Twenty First Century Homes, this two-story residence offers 2,687 sq ft of well-designed living space above grade on a 45' x 113' lot, plus an undeveloped 9ft basement with bathroom rough-in for future development. The main floor features a functional layout with a living room with fireplace, family room, dining area, and a main floor bedroom plus an office with access to a full bathroom—ideal for guests or extended family. The kitchen includes a dedicated spice kitchen and convenient access to the mudroom and triple attached garage. The upper level offers four bedrooms, including two primary bedrooms with private ensuites. A central loft area, upper-floor laundry, and spacious secondary bedrooms provide practical family living. The exterior elevation incorporates smart board detailing with stone accents, along with a rear deck for outdoor use. Located close to parks, schools, shopping, and key amenities, this home offers space, flexibility, and quality craftsmanship in a well-connected Chestermere community.