



GRASSROOTS

REALTY GROUP

587-777-7276

yuri@grassrootsrealtygroup.ca

**524 Waterford Grove
Chestermere, Alberta**

MLS # A2326535



\$756,000

Division:	Waterford		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,284 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	See Remarks	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stone, Vinyl Siding	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Kitchen Island, Pantry, See Remarks, Separate Entrance, Walk-In Closet(s)		

Inclusions: N/A

NEW BUILD IN WATERFORD!! SEPARATE ENTRANCE TO BASEMENT!! OPEN TO BELOW!! UPPER BONUS ROOM!! Welcome to this beautiful new build located in the growing community of Waterford! Entering the main floor, you are welcomed by a bright living area featuring a GAS FIREPLACE, perfect for relaxing or entertaining. The dining area offers access to the backyard DECK, creating a great indoor-outdoor flow. The kitchen is designed with functionality in mind, featuring a LARGE ISLAND, EXTENSIVE CABINETS, AND A PANTRY for plenty of storage. A convenient 2PC BATH completes the main level. Heading upstairs, you’ll find 3 BEDROOMS INCLUDING A SPACIOUS PRIMARY BEDROOM with a 5PC ENSUITE BATH and WALK-IN CLOSET. The other two bedrooms share a 4PC BATH. Laundry is also conveniently located on this floor. The upper level also features a HUGE BONUS ROOM and a stunning OPEN TO BELOW AREA that adds extra brightness and openness to the home. Located in the desirable WATERFORD COMMUNITY, offering EASY COMMUTE TO CALGARY with AMENITIES, PARKS, AND SHOPPING NEARBY.