



GRASSROOTS
REALTY GROUP

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287 waterford Road
Chestermere, Alberta

MLS # A2328582



\$1,039,900

Division:	Waterford		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,120 sq.ft.	Age:	2026 (0 yrs old)
Beds:	5	Baths:	4
Garage:	Triple Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Corner Lot		

Heating:	Central	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Concrete, Wood Frame	Zoning:	RC-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Quartz Counters, Separate Entrance, Soaking Tub, Walk-In Closet(s)		

Inclusions: N/A

IMMEDIATE POSSESSION AVAILABLE !! Exceptional brand-new home on a premium corner lot with a triple attached garage and a fully developed legal 2-bedroom basement suite—offering the perfect combination of luxury, functionality, and income potential. Thoughtfully designed with premium finishes throughout, this impressive home is ideal for growing families, multi-generational living. Step inside to a bright and inviting main floor featuring a spacious dining area with double patio doors leading to the deck, creating the perfect space for indoor-outdoor entertaining. The chef-inspired kitchen is beautifully appointed with quartz countertops, ample cabinetry, and a separate spice kitchen for added convenience. The spacious living room is filled with natural light from large windows, while the main floor also offers a mudroom, a 4pc bathroom, and a bedroom—ideal for guests or extended family. Upstairs, you'll find a generous bonus room that provides additional living space for relaxing or entertaining. The luxurious primary suite features a spa-inspired 5-piece ensuite with a soaker tub, separate shower, and a walk-in closet. A second bedroom also enjoys its own private ensuite, while two additional spacious bedrooms share a well-appointed 4-piece bathroom. The conveniently located upper-floor laundry room completes this level. The fully developed basement features a legal 2-bedroom suite with its own private entrance, making it an excellent mortgage helper or investment opportunity. Don't miss your opportunity to own this remarkable property—schedule your private showing today!