



GRASSROOTS
REALTY GROUP

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530 Waterford Rise
Chestermere, Alberta

MLS # A2328919



\$935,000

Division:	Waterford		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,758 sq.ft.	Age:	2026 (0 yrs old)
Beds:	4	Baths:	4
Garage:	Off Street, Triple Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Rectangular Lot		

Heating:	Central	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Stone, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-

Features: Bathroom Rough-in, Built-in Features, Chandelier, Double Vanity, French Door, Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance, Vinyl Windows

Inclusions: n/a

Experience the perfect blend of luxury, elegance, and exceptional craftsmanship in this stunning 2,758 sq. ft. custom-built residence, ideally located in the prestigious community of Waterford, Chestermere. Thoughtfully designed with premium finishes and timeless architecture, this remarkable home offers a grand open-to-below foyer, rich hardwood flooring, soaring ceilings, designer feature walls, and a triple attached garage. Every detail has been carefully curated to deliver an elevated living experience that seamlessly combines sophistication, comfort, and functionality. The inviting living room is centered around a beautiful fireplace and flows effortlessly into the elegant dining area featuring a custom built-in hutch. The chef-inspired kitchen is a true showpiece, complete with premium built-in appliances, custom cabinetry, an oversized island, and a fully equipped spice/prep kitchen, making it ideal for both everyday living and entertaining. The main level also offers a spacious bedroom and a beautifully finished full bathroom, providing the perfect setup for guests or multi-generational living. Upstairs, the luxurious primary retreat offers double-door entry, a striking feature wall, private balcony, a spacious walk-in closet, and a spa-inspired 5-piece ensuite featuring a freestanding soaker tub, oversized glass shower, and premium fixtures. A second primary suite includes its own walk-in closet and private 3-piece ensuite, while two additional bedrooms each feature walk-in closets and share a beautifully appointed full bathroom. A bright loft overlooking the grand foyer and a convenient upper-level laundry room with a sink complete this level. The unfinished basement features 9-foot ceilings and a separate side entrance, offering incredible potential for future development. With luxury finishes, exceptional craftsmanship, and countless upgrades throughout, this

spectacular custom home presents a rare opportunity to own one of Waterford's finest residences. Book your private showing today and discover the luxury, elegance, and craftsmanship that make this exceptional home truly unforgettable.