



GRASSROOTS
REALTY GROUP

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41 Waterford Place
Chestermere, Alberta

MLS # A2338456



\$949,000

Division:	Waterford		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,896 sq.ft.	Age:	2026 (0 yrs old)
Beds:	6	Baths:	4
Garage:	Triple Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Corner Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Concrete, Wood Frame	Zoning:	RC-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, Quartz Counters		

Inclusions:	N/A
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Rare 8-bedroom home in the sought-after community of Waterford, Chestermere. Situated on a spacious corner lot, this property features a triple attached front garage and impressive curb appeal with a grand double-door entry. The open-concept main floor offers a bedroom and full bathroom, ideal for guests or multigenerational living. The kitchen is complemented by a separate spice kitchen, providing added functionality for everyday cooking and entertaining. The upper level includes 5 spacious bedrooms, including a primary bedroom with a private ensuite, a secondary bedroom with its own ensuite, a versatile bonus room, and convenient upper-floor laundry. The fully developed basement features a self-contained 2-bedroom legal suite with a separate entrance, offering excellent mortgage-helper potential or comfortable accommodation for extended family. With over 3,900 sq. ft. of total developed living space and 8 bedrooms in total, this home is perfectly suited for large or growing families seeking comfort, flexibility, and room for everyone. Conveniently located near schools, parks, shopping, and Chestermere Lake, this property offers an exceptional combination of space, functionality, and income-generating potential in one of Chestermere's most desirable communities.