



**GRASSROOTS**  
REALTY GROUP

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**315 Waterford Road  
Chestermere, Alberta**

**MLS # A2338460**



**\$899,000**

|                  |                        |               |                  |
|------------------|------------------------|---------------|------------------|
| <b>Division:</b> | Waterford              |               |                  |
| <b>Type:</b>     | Residential/House      |               |                  |
| <b>Style:</b>    | 2 Storey               |               |                  |
| <b>Size:</b>     | 2,930 sq.ft.           | <b>Age:</b>   | 2026 (0 yrs old) |
| <b>Beds:</b>     | 6                      | <b>Baths:</b> | 4                |
| <b>Garage:</b>   | Triple Garage Attached |               |                  |
| <b>Lot Size:</b> | 0.14 Acre              |               |                  |
| <b>Lot Feat:</b> | Corner Lot             |               |                  |

|                    |                                                                    |                   |      |
|--------------------|--------------------------------------------------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air                                                         | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Tile, Vinyl Plank                                          | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                                                    | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full                                                               | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Composite Siding, Concrete, Vinyl Siding, Wood Frame               | <b>Zoning:</b>    | RC-1 |
| <b>Foundation:</b> | Poured Concrete                                                    | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Kitchen Island, Open Floorplan, Quartz Counters, Walk-In Closet(s) |                   |      |
| <b>Inclusions:</b> | N/A                                                                |                   |      |

Don't miss this exceptional opportunity to own a rare 6-bedroom home in the highly sought-after community of Waterford in Chestermere. Situated on a wide corner lot, this home offers impressive curb appeal with its grand double door entry and a spacious triple front attached garage. Inside, the thoughtfully designed open-concept main floor features a bedroom and full bathroom, ideal for guests or multigenerational living. The gourmet kitchen is paired with a generous spice kitchen, providing added functionality for daily cooking and entertaining. Upstairs, you'll find 5 well-sized bedrooms, including a luxurious primary master suite and a secondary master with its own private ensuite—perfect for large or extended families. A spacious bonus room and convenient upstairs laundry complete the upper level. With over 2,900 sq ft of living space, this home blends style, space, and practicality—perfect for growing families or those who simply want room to spread out. The unfinished basement includes a separate side entrance, providing a fantastic opportunity to develop a legal suite or custom basement to suit your needs. Located just minutes from schools, shopping, parks, and Chestermere Lake, this is a perfect place to call home.