



GRASSROOTS
REALTY GROUP

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47 Waterford Heights Chestermere, Alberta

MLS # A2341202



\$899,900

Division:	Waterford		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,726 sq.ft.	Age:	2021 (5 yrs old)
Beds:	7	Baths:	5
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Front Yard, Interior Lot, Irregular Lot, Landscaped, No Back Lane,		

Heating:	Central	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: N/A

Welcome to 47 Waterford Heights, an exceptional family home located in the growing Chestermere community of Waterford. Ideally positioned DIRECTLY ACROSS FROM A SCENIC POND, this property offers peaceful views and an attractive natural setting immediately outside the home. Offering OVER 2,700 SQ. FT. ABOVE GRADE, seven bedrooms, five bathrooms, a fully developed basement, and an impressive combination of space, functionality, and flexibility, this residence is designed to accommodate a wide variety of lifestyle needs. The substantial TRIPLE-CAR GARAGE provides generous room for vehicles, storage, seasonal equipment, tools, and recreational gear, making it a valuable addition for busy households. Inside, the OPEN-CONCEPT MAIN FLOOR creates a welcoming environment where the kitchen, dining area, and living room connect naturally. The spacious kitchen is designed to support both everyday routines and larger gatherings, while the adjoining SERVERY provides valuable preparation and storage space. The dining area offers direct access to the rear balcony, while the living room is anchored by a fireplace that adds warmth and character to the main gathering space. An OPEN-TO-BELOW DESIGN further enhances the home's bright and spacious atmosphere. A MAIN-FLOOR BEDROOM and adjacent three-piece bathroom add outstanding versatility to the layout. This arrangement can comfortably accommodate extended family, overnight guests, working from home, or households seeking convenient bedroom and bathroom access without requiring the use of stairs. Upstairs, the home continues to deliver exceptional space with four bedrooms, a central family room, and conveniently located laundry. The primary retreat features a generous WALK-IN CLOSET and a spacious FIVE-PIECE ENSUITE,

creating a private and comfortable place to begin and end the day. One secondary bedroom includes its own three-piece ensuite, while the remaining bedrooms are served by an additional four-piece bathroom. The upstairs family room provides another flexible living area that can be used for relaxing, studying, gaming, or spending time together. The FULLY DEVELOPED BASEMENT is a valuable extension of the home, offering two additional bedrooms, a three-piece bathroom, a large recreation room, a bar area, and dedicated storage. This versatile level provides the flexibility to accommodate entertainment, fitness, overnight guests, older children, or changing household requirements while making excellent use of the home's complete footprint. The location further enhances the property's appeal. Waterford is positioned along Chestermere's southwest edge, offering convenient access toward Calgary while maintaining the welcoming atmosphere and outdoor lifestyle for which Chestermere is known. Nearby parks, pathways, schools, shopping, recreation, Chestermere Lake, and everyday amenities help support a convenient and connected lifestyle. With its seven-bedroom layout, five bathrooms, main-floor bedroom, open-to-below design, multip