



GRASSROOTS
REALTY GROUP

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2008 Waterbury Road
Chestermere, Alberta

MLS # A2341986



\$1,189,000

Division:	Waterford Estates		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,526 sq.ft.	Age:	2023 (3 yrs old)
Beds:	7	Baths:	5 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, No Back Lane		

Heating:	Central, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stone, Stucco, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Built-in Features, Chandelier, Closet Organizers, High Ceilings, Kitchen Island, Quartz Counters		

Inclusions: House furniture is open for negotiation. House has a security camera system installed as well. The client pays a monthly fee for monitoring. Up to buyer if they wish to use.

PRICE REDUCED - now \$1,189,000, one of the best-priced luxury homes in all of Chestermere. Welcome to 2008 Waterbury Road, an exceptional luxury residence and former SHOWHOME in the heart of Chestermere's coveted lake community. With a major price adjustment, this is simply one of the strongest values on the market today for a home of this calibre. From the grand double-door entry and professionally landscaped front yard to the oversized triple-car heated garage with temperature control, every detail has been carefully considered. Inside, two rare open-to-above spaces create a sense of grandeur rarely found at this price point. Natural hardwood flooring flows throughout, complemented by upgraded glass railings, rich wood detailing, and designer wallpaper in the primary bedroom and formal dining area. The main kitchen features a double-door refrigerator and premium appliances, paired with a dedicated spice kitchen offering custom cabinetry and an additional fridge. A main-floor bedroom with 3-piece ensuite is ideal for guests or extended family. Upstairs, four generous bedrooms each include walk-in closets with custom organizers. The primary suite impresses with vaulted ceilings, a private balcony, double-door entry, and a spa-inspired 5-piece ensuite. A vaulted bonus room and upper-floor laundry complete the level. The brand-new, fully finished basement suite (illegal) is a fantastic mortgage helper or mother-in-law suite - ideal for extended family or rental income. It features two large bedrooms, a full kitchen with dishwasher, a 3-piece bathroom, in-suite laundry, and its own private side entrance for complete separation from the main home. Additional highlights include two high-efficiency furnaces, an energy-efficient heat pump, built-in surround sound throughout, blackout and sheer blinds, a custom built-in feature wall at the entrance,

and a built-in speaker system. Quick access to Waterford Boulevard, downtown Chestermere, and major Calgary highways. 7 bed | 5.5 bath | 3,526 sq ft above grade | 1,549 sq ft finished basement | Triple heated garage | Spice kitchen | Basement suite with private entrance - mortgage helper / mother-in-law suite | Surround sound | Heat pump | Lake community Some photos virtually staged. Virtual tour available.