



GRASSROOTS
REALTY GROUP

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**2248 Waterbury Road
Chestermere, Alberta**

MLS # A2344514



\$579,900

Division:	Waterford Estates		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,624 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	None, Off Street		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Other	LLD:	-
Exterior:	Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, Quartz Counters, Separate Entrance		

Inclusions: N/A

Welcome to Waterford Estates in Chestermere, where lakeside living meets modern convenience. This beautifully designed TRUMAN home features 3 bedrooms, 2.5 bathrooms, a side-door entrance, rear deck, and an unfinished basement, offering a thoughtful blend of style, functionality, and future potential. Ideally located just minutes from Calgary's east side, Waterford Estates is a thoughtfully planned community surrounded by parks, pathways, ponds, open green spaces, and future school sites. Residents enjoy easy access to shopping, restaurants, and the year-round recreation of Chestermere Lake, including beach activities, boating, fishing, and more—all in a vibrant, family-friendly setting. Step inside to a bright and inviting open-concept main floor featuring 9-foot ceilings, luxury vinyl plank flooring, and oversized windows that fill the space with natural light. The spacious living and dining areas flow seamlessly into the chef-inspired kitchen, showcasing quartz countertops, full-height soft-close cabinetry, stainless steel appliances, and a convenient eating bar—perfect for everyday living and entertaining. Upstairs, a versatile bonus room provides additional space for a media room, play area, or home office. The private primary retreat features a tray ceiling, walk-in closet, and elegant ensuite, creating a relaxing space to unwind. Two additional bedrooms, a full bathroom, and convenient upper-floor laundry complete the second level. Built with TRUMAN's signature quality and attention to detail, this exceptional home offers thoughtful design, contemporary finishes, and the lifestyle advantages of one of Chestermere's most exciting new communities. Whether you're enjoying the comforts of home or exploring everything the area has to offer, this is modern lakeside living at its best. *Photo Gallery of similar unit,

finishes may vary*