



GRASSROOTS
REALTY GROUP

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538 Waterford Rise
Chestermere, Alberta

MLS # A2345505



\$949,999

Division:	Waterford		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,683 sq.ft.	Age:	2026 (0 yrs old)
Beds:	5	Baths:	4
Garage:	Triple Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Concrete, Stucco, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Separate Entrance, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to this ONE-OF-A-KIND FULLY CUSTOM HOME in WATERFORD, CHESTERMERE! Offering 2,683 SQ. FT. with 7 BEDROOMS, 5 FULL BATHROOMS, 2 MASTER BEDROOMS, a SPICE KITCHEN, 3-CAR GARAGE, and a 2-BEDROOM LEGAL BASEMENT SUITE included by the builder. Designed for luxury, functionality, and multi-generational living, this home offers exceptional custom finishes throughout. The impressive STUCCO & BRICK exterior features a grand 8-FT DOUBLE FRONT DOOR and DESIGNER TILE foyer. The main floor boasts an OPEN-CONCEPT layout with a HIGHLY CUSTOMIZED KITCHEN featuring BUILT-IN APPLIANCES, extensive cabinetry, and a dedicated SPICE KITCHEN. The dining area showcases a CUSTOM NICHE FEATURE, while the spacious living room offers a CUSTOM WOOD FEATURE WALL. A MAIN-FLOOR BEDROOM, FULL BATHROOM, and SECOND LIVING AREA add excellent flexibility. The staircase features ELEGANT SPINDLE RAILINGS, RISER LIGHTING, and a DESIGNER CHANDELIER. Upstairs, the spacious BONUS ROOM includes a CUSTOM FEATURE WALL and BUILT-IN CABINETRY, along with 4 BEDROOMS and 3 FULL BATHROOMS, including TWO MASTER BEDROOMS. The primary master retreat offers a SPA-INSPIRED 5-PIECE ENSUITE and DREAM-SIZED WALK-IN CLOSET. The BUILDER-INCLUDED 2-BEDROOM LEGAL BASEMENT SUITE provides additional living space and excellent rental potential. Outside, enjoy a spacious DECK WITH BBQ GAS LINE and a 3-CAR GARAGE. Ideally located close to SCHOOLS, PLAZAS, PARKS, PONDS, and WALKING PATHS, with CHESTERMERE LAKE and HIGHWAY 1 approximately 5 minutes away, and EAST HILLS and STONEY TRAIL approximately 10 minutes away. Enjoy peaceful

Chestermere living with easy access to Calgary's amenities. A RARE CUSTOM HOME offering luxury, space, versatility, and an exceptional location. BOOK YOUR SHOWING TODAY!