



GRASSROOTS
REALTY GROUP

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2012 waterbury Road
Chestermere, Alberta

MLS # A2345910



\$1,150,000

Division:	Waterford Estates		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,360 sq.ft.	Age:	2023 (3 yrs old)
Beds:	7	Baths:	5
Garage:	Triple Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Stone	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Tray Ceiling(s), Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: na

Welcome to this exceptional luxury residence in prestigious Waterford Estates, offering 7 bedrooms, 5 full bathrooms, a triple attached garage, approximately 3,360 sq. ft. above grade and 1,300 sq. ft. of basement living space—approximately 4,660 sq. ft. in total. The main floor impresses with soaring 10-foot painted ceilings, a dramatic open-to-above design and spacious living, family and formal dining areas. The chef-inspired kitchen features upgraded appliances, abundant cabinetry and an elegant wet bar. A walkthrough spice kitchen provides convenient access to the mudroom and heated triple attached garage. A versatile main-floor bedroom or office is complemented by a full three-piece bathroom. The upper level offers four spacious bedrooms, each with its own walk-in closet. Two primary bedrooms feature private ensuites, including a luxurious retreat with a striking four-way vaulted ceiling and steam shower. The bright bonus room showcases an elegant tray ceiling, while the open-to-below design fills the home with natural light. The laundry room includes built-in cabinetry and a sink. The approximately 1,300 sq. ft. basement is being developed with high-end finishes and City of Chestermere permits applied for. The planned layout includes two bedrooms, one full bathroom, a wet bar, custom shower and impressive feature walls. Additional upgrades include air conditioning, custom Korean-style blinds, built-in speakers, a water filtration system, water softener, exterior LED lighting, fully fenced yard, exposed-aggregate driveway and a heated triple garage with epoxy flooring. Situated on an impressive 52' x 110' lot, this remarkable property delivers luxury, space and functionality for large or multigenerational families. Ideally located near schools, parks, pathways, shopping and Chestermere's many amenities.

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