



GRASSROOTS
REALTY GROUP

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**1224 Waterford Drive
Chestermere, Alberta**

MLS # A2346251



\$1,299,900

Division:	Waterford		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,143 sq.ft.	Age:	2026 (0 yrs old)
Beds:	7	Baths:	5
Garage:	Triple Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Corner Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Double Vanity, Kitchen Island, Open Floorplan, See Remarks, Separate Entrance		

Inclusions: Range Hood x3, Dishwasher x2, Washer x2, Dryer x2,

CORNER LOT!! BRAND NEW!! IN WATERFORD!! PLAYGROUND & GREEN SPACE BESIDE THE HOME!! 7 BEDROOMS!! 5 FULL BATHROOMS!! LEGAL BASEMENT SUITE!! SEPARATE ENTRANCE!! SEPARATE LAUNDRY!! TRIPLE ATTACHED GARAGE!!
Welcome to this beautifully designed new-build home offering an impressive combination of space, functionality, and modern finishes throughout. Step inside the main level where you are welcomed by a **BEDROOM** that can also be used as a **HOME OFFICE**, conveniently located next to a **3-PIECE BATHROOM**. Continue into the spacious dining area and the stunning **OPEN-TO-BELOW** living room, creating a bright and grand atmosphere. The heart of the home is the **MASSIVE KITCHEN**, featuring extensive cabinetry, built-in features, **STAINLESS STEEL APPLIANCES**, an oversized island, and a separate **SPICE KITCHEN**—perfect for everyday living and entertaining. Upstairs offers **FOUR BEDROOMS** along with a spacious **BONUS/FAMILY ROOM** and conveniently located **LAUNDRY**. The **PRIMARY RETREAT** features a large **WALK-IN CLOSET** and a luxurious **5-PIECE ENSUITE**. Two additional bedrooms share a **JACK & JILL 4-PIECE BATHROOM**, while the fourth bedroom enjoys its own private **3-PIECE ENSUITE**. The lower level features a fully developed **LEGAL BASEMENT SUITE** with its own **SEPARATE ENTRANCE** and **SEPARATE LAUNDRY**, complete with a kitchen, living area, **TWO BEDROOMS**, and a **4-PIECE BATHROOM**. With exceptional space, thoughtful design, and versatility across all three levels, this home offers everything you need for modern family living—all in one impressive package. **THIS HOME QUALIFY FOR THE FIRST-TIME HOME BUYERS**’s GST REBATE, SUBJECT TO ELIGIBILITY REQUIREMENTS!

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