



GRASSROOTS
REALTY GROUP

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2045 Waterbury Road
Chestermere, Alberta

MLS # A2348616



\$889,900

Division:	Waterford Estates		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,646 sq.ft.	Age:	2026 (0 yrs old)
Beds:	5	Baths:	4
Garage:	Aggregate, Triple Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, City Lot, Front Yard, Interior Lot, Level		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Central Vacuum, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance, Vinyl Windows, Walk-In Closet(s), Wired for Data, Wired for Sound

Inclusions: N/A

Welcome to 2045 Waterbury Road in the growing community of Waterford Estates, Chestermere. Built by Twenty First Century Homes, this two-storey residence offers 2,645 sq ft of well-designed living space above grade on a 45' x 113' lot, plus an undeveloped basement with bathroom rough-in for future development. The main floor features a functional layout with a living room with fireplace, family room, dining area, and a main floor bedroom with access to a full bathroom—ideal for guests or extended family. The kitchen includes a dedicated spice kitchen and convenient access to the mudroom and triple attached garage (approx. 640 sq ft). The upper level offers four bedrooms, including two primary bedrooms with private ensuites. A central loft area, upper-floor laundry, and spacious secondary bedrooms provide practical family living. The exterior elevation incorporates stucco and smart board detailing with stone accents, along with a rear deck for outdoor use. Located close to parks, schools, shopping, and key amenities, this home offers space, flexibility, and quality craftsmanship in a well-connected Chestermere community.