

# \$1,400,000 - 335 Waterford Grove, Chestermere

MLS® #A2228786

**\$1,400,000**

7 Bedroom, 5.00 Bathroom, 3,042 sqft

Residential on 0.11 Acres

NONE, Chestermere, Alberta

Welcome to this stunning brand new showhome in the sought-after Waterford community of Chestermere, where luxury and functionality come together in a thoughtfully designed space. This beautifully crafted home features a striking open-to-below design on the main floor, creating a grand and airy atmosphere the moment you walk in. A full bathroom and a spacious bedroom on the main level offer added convenience, ideal for guests or multigenerational living. The home boasts two inviting living areas, each enhanced with custom feature walls, while the family room is anchored by a dramatic oversized feature wall and an elegant electric fireplace, perfect for cozy evenings. The chef-inspired kitchen is outfitted with built-in appliances, including a rare 48" refrigerator, and is complemented by a fully equipped spice kitchen with a gas stove for all your culinary needs. Upstairs, you'll find four generously sized bedrooms, including two luxurious primary suites—one with a 5-piece ensuite and the other with a 3-piece ensuite—providing ample comfort and privacy for a growing family. A spacious bonus area adds flexibility for an additional lounge, entertainment, or workspace, while a large, conveniently located laundry room completes the upper level. The walkout basement features a fully legal suite with its own separate entrance, making it ideal for rental income or extended family. This self-contained suite includes two bedrooms, a full 4-piece



bathroom, a modern kitchen, a large living space, a dedicated laundry area, and is supported by dual furnaces for independent temperature control. This exceptional home blends luxury finishes with smart design in one of Chestermere’s most desirable neighbourhoods, offering the perfect opportunity for upscale living with income potential.

Built in 2024

**Essential Information**

MLS® #	A2228786
Price	\$1,400,000
Bedrooms	7
Bathrooms	5.00
Full Baths	5
Square Footage	3,042
Acres	0.11
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	335 Waterford Grove
Subdivision	NONE
City	Chestermere
County	Chestermere
Province	Alberta
Postal Code	T1X 2T9

**Amenities**

Parking Spaces	6
Parking	Off Street, Triple Garage Attached
# of Garages	3

**Interior**

Interior Features	Built-in Features, Chandelier, Closet Organizers, Crown Molding, Double Vanity, French Door, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Vinyl Windows
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Gas Stove, Microwave, Microwave Hood Fan, Oven-Built-In, Range, Range Hood, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite, Walk-Out

## Exterior

Exterior Features	None
Lot Description	Back Yard, Corner Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 6th, 2025
Days on Market	30
Zoning	R-1

## Listing Details

Listing Office	PREP Realty
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