

# \$1,199,990 - 351 Waterford Grove, Chestermere

MLS® #A2222574

**\$1,199,990**

5 Bedroom, 4.00 Bathroom, 3,126 sqft

Residential on 0.12 Acres

NONE, Chestermere, Alberta

This remarkable semi-estate property offers an exceptional blend of luxury, space, and functionality, designed to impress from the moment you arrive. Situated on a conventional lot, the home boasts a triple car garage and features 9-foot ceilings on all three levels, enhancing the sense of openness and sophistication throughout. As you step inside, you're greeted by a dramatic open-to-below foyer with custom feature walls that set the tone for the elegance found across the home. The main floor is thoughtfully designed with a full bedroom and full bathroom, perfect for guests or multi-generational living. A large living area centers around a beautiful gas fireplace with built-in features, while a spice kitchen adds functionality and convenience. The heart of the home is the gourmet kitchen, complete with built-in appliances and a massive island – an ideal space for entertaining and culinary creativity. Upstairs, you'll find two spacious primary bedrooms. The main primary suite offers a luxurious 6-piece ensuite and a generous walk-in closet, while the second primary features its own elegant 5-piece ensuite. Two additional bedrooms share a third bathroom and are complemented by a huge bonus area, perfect for a media room or play space. A conveniently located laundry room completes the upper floor. The walkout basement is filled with natural light, thanks to oversized windows, and presents endless opportunities for future development – whether you're envisioning a



huge recreational area, home gym, or entertainment area. With its thoughtful layout, upscale finishes, and room to grow, this home truly offers a lot to explore and even more to love.

Built in 2025

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2222574    |
| Price          | \$1,199,990 |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 4           |
| Square Footage | 3,126       |
| Acres          | 0.12        |
| Year Built     | 2025        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 351 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 | Bathroom Rough-in, Built-in Features, Chandelier, Closet Organizers, Double Vanity, French Door, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

|                 |                                                                                                                          |
|-----------------|--------------------------------------------------------------------------------------------------------------------------|
|                 | Separate Entrance, Vinyl Windows                                                                                         |
| Appliances      | Dishwasher, Dryer, Electric Cooktop, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Stove(s), Washer |
| Heating         | Forced Air                                                                                                               |
| Cooling         | None                                                                                                                     |
| Fireplace       | Yes                                                                                                                      |
| # of Fireplaces | 1                                                                                                                        |
| Fireplaces      | Electric                                                                                                                 |
| Has Basement    | Yes                                                                                                                      |
| Basement        | Full, Unfinished, Walk-Out                                                                                               |

## Exterior

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | None                            |
| Lot Description   | Back Yard, Rectangular Lot      |
| Roof              | Asphalt Shingle                 |
| Construction      | Stone, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                 |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 20th, 2025 |
| Days on Market | 28             |
| Zoning         | R-1            |

## Listing Details

|                |             |
|----------------|-------------|
| Listing Office | PREP Realty |
|----------------|-------------|

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