

2012 waterbury Road
Chestermere, Alberta

MLS # A2272632



\$1,199,000

Division:	Waterford Estates		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,357 sq.ft.	Age:	2023 (2 yrs old)
Beds:	5	Baths:	4
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:	Manufactured Floor Joist, Stone, Wood Frame, Wood Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Crown Molding, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Tray Ceiling(s), Vaulted Ceiling(s), Walk-In Closet(s), Wired for Data, Wired for Sound		
Inclusions:	kitchen -Gas range		

Waterford Estates – Chestermere Former Showhome • Luxury 2-Storey • Triple Attached Garage 7 Bedrooms | 5 Full Bathrooms | 3356 SQFT Above Grade This stunning former showhome in Waterford Estates offers a rare blend of luxury, space, and thoughtful design. With 3356 SQFT above grade, high-end finishings, and a layout ideal for large or multi-generational families, this home delivers comfort and craftsmanship in every detail. Main Floor • 10 ft ceilings with a striking open-to-above feature • Spacious living room, family room, and dining area • Beautifully finished kitchen with upgraded appliances • Walkthrough spice kitchen with access to mudroom and garage • Flex room that works perfectly as a 5th bedroom or office • Full 3-piece bathroom Upper Level • 4 generous bedrooms, each with its own walk-in closet • Two primary bedrooms, both with private ensuites • One primary features a dramatic 4-way vaulted ceiling • Bonus room with tray ceiling • Laundry room with built-ins and sink • Open-to-below design that keeps the upper floor bright and airy Upgrades & Extras • Fully fenced yard • Exterior lighting package • Built-in speakers • Custom blinds throughout • Water filtration system • Water softener ? Lot & Location • Large 52 ft × 110 ft lot • Located in the highly sought-after Waterford Estates community • Close to schools, parks, pathways, shopping, and all of Chestermere’s amenities ? This is a beautifully designed, feature-rich home offering 7 bedrooms, 5 bathrooms, a triple garage, and premium finishes throughout—perfect for families looking for space, luxury, and an exceptional location.