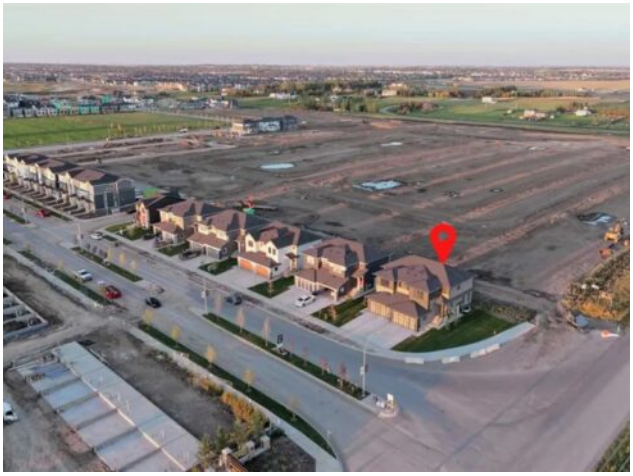
REALTY ACES
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GRASSROOTS REALTY GROUP

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justin@realtyaces.ca

2337 waterbury Road Chestermere, Alberta

MLS # A2346535



$639,900

Division:	Waterford Estates		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,748 sq.ft.	**Age:**	2026 (0 yrs old)
Beds:	3	**Baths:**	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped		

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Ceramic Tile, Laminate	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Brick, Cement Fiber Board, Wood Frame	**Zoning:**	R-2
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Built-in Features, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Walk-In Closet(s)		

Inclusions: N/A

Welcome to Waterford Estates, one of Chestermere’s most sought after new communities. this brand new duplex blends modern design with thoughtful functionality, making it an ideal choice for families. The open concept main floor is filled with natural light and features a stylish living room, a beautifully appointed kitchen with quartz countertops, sleek cabinetry, and a walk-in pantry, along with a HALF bathroom . Upstairs, you’ll find a spacious bonus room, convenient upper floor laundry, and three well sized bedrooms, including a luxurious primary retreat complete with a spa inspired ensuite and walk-in closet. The undeveloped basement, featuring a separate side entrance, offers excellent flexibility for future development or additional living space. Finished with a double attached garage and ideally located near parks, schools, shopping, and the scenic shores of Chestermere Lake, this home delivers the perfect balance of comfort, style, and long term value.

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