

2045 Waterbury Road
Chestermere, Alberta

MLS # A2288016



\$849,900

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|------------------|--|---------------|------------------|
| Division: | Waterford Estates | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,579 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 2,579 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.