# \$1,270,000 - 45 Waterford Terrace, Chestermere

MLS® #A2264781

### \$1,270,000

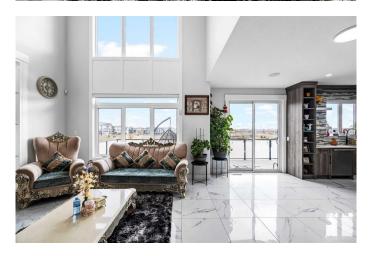
6 Bedroom, 5.00 Bathroom, 3,135 sqft Residential on 0.13 Acres

Waterford Estates, Chestermere, Alberta

Experience waterfront luxury in this recently completed custom build on a premium, extra large 50-ft walkout lot. Backing onto tranquil waterfront and scenic pathways in Chestermere's Waterford community, this home showcases over 4,500 sq ft of living space, and \$150K in premium builder upgrades. The main level features large format polished marble tile, a chef's kitchen with maple cabinetry, marble countertops, and a spice kitchen fully equipped with upgraded appliances. An elegant living area with gas fireplace, beautiful open-tread staircase, and a full width glass-railed deck overlooking the water. Upstairs includes a family room overlooking the open-to-below great room, four bedrooms, a spa-inspired primary ensuite, a junior primary with ensuite, and large laundry with a sink and extra storage. The walkout basement is an illegal suite, fully developed by the builder to match the professional craftsmanship of the upper levelsâ€"perfect for multi-generational living or rental income. Complete with a triple car garage, dramatically impressive lighting upgrades, and extensive maple millwork and custom feature walls, this home defines modern waterfront living in Chestermere.







Built in 2023

#### **Essential Information**

MLS® # A2264781

Price \$1,270,000

Bedrooms 6

Bathrooms 5.00

Full Baths 4

Half Baths 1

Square Footage 3,135

Acres 0.13

Year Built 2023

Type Residential

Sub-Type Detached

Style 2 Storey

Status Active

## **Community Information**

Address 45 Waterford Terrace

Subdivision Waterford Estates

City Chestermere

County Chestermere

Province Alberta

Postal Code T1X 2P6

#### **Amenities**

Parking Spaces 6

Parking Triple Garage Attached

# of Garages 3

#### Interior

Interior Features Built-in Features, Central Vacuum, Chandelier, Closet Organizers,

Double Vanity, French Door, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Separate Entrance, Soaking Tub, Vinyl Windows, Walk-In Closet(s), Wired for Sound, Wired

for Data

Appliances Built-In Oven, Microwave, Refrigerator, Stove(s), Washer/Dryer, Window

Coverings

Heating Baseboard, Make-up Air, Fireplace(s), Forced Air, Hot Water, ENERGY

STAR Qualified Equipment

Cooling Central Air, Sep. HVAC Units

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas, Living Room

Has Basement Yes

Basement Finished, Full, Exterior Entry, Suite, Walk-Out

#### **Exterior**

Exterior Features Private Entrance, Private Yard

Lot Description Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped,

Lawn, No Neighbours Behind

Roof Asphalt Shingle

Construction Stone, Stucco, Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed October 15th, 2025

Days on Market 15

Zoning R-1

## **Listing Details**

Listing Office Century 21 Bravo Realty

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.