

# \$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

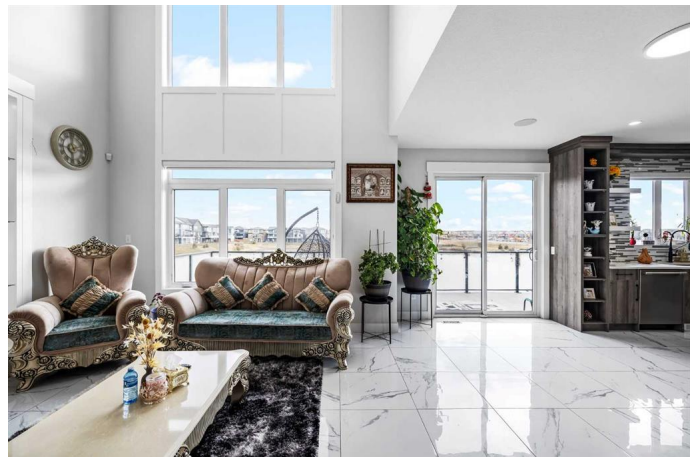
Experience waterfront luxury in this recently completed custom build on a premium, extra large 50-ft walkout lot. Backing onto tranquil waterfront and scenic pathways in Chestermere's Waterford community, this home showcases over 4,500 sq ft of living space, and \$150K in premium builder upgrades. The 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 levels—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 | 12                 |
| Zoning         | R-1                |

## Listing Details

|                |                         |
|----------------|-------------------------|
| Listing Office | Century 21 Bravo Realty |
|----------------|-------------------------|

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