

# \$1,239,900 - 33 Waterford Terrace, Chestermere

MLS® #A2238547

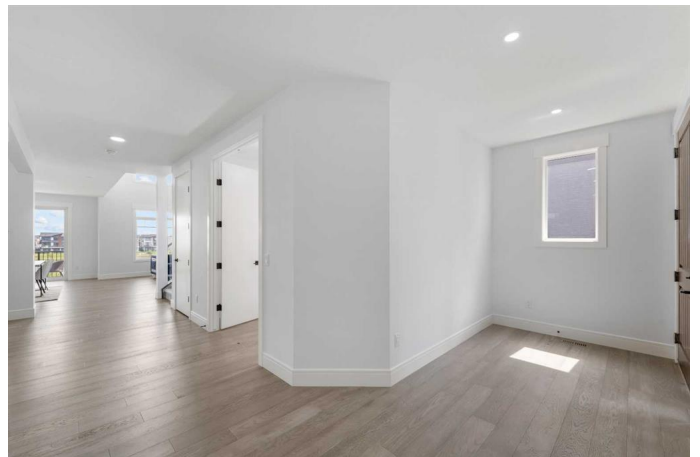
**\$1,239,900**

4 Bedroom, 4.00 Bathroom, 3,169 sqft

Residential on 0.11 Acres

Waterford, Chestermere, Alberta

Exquisite Family Home | Backing onto Pond & Walking Path | Central Air Conditioning | 3,169 SqFt | Main Level Office | Stunning Open Floor Plan | Top of the Line Finishes | Expansive Living Space | Chef's Kitchen | Full Height Cabinets | Stainless Steel Appliances | Gas Cooktop | Sub Zero Refrigerator | Quartz Countertops | Kitchen Island | Spice Kitchen | Walk-in Pantry/Servery | Expansive Living Space | Open to Below Ceilings | Gas Fireplace | 2 Upper Level Primary Bedrooms | 2 Additional Bedrooms | Jack & Jill Bathroom | Upper Level Bonus Room | Walk-in Laundry Room with Sink | Plush Carpet | 24 LED Pot Lights | Energy Efficient Lighting | Walk-Out Basement | Incredible Backyard | Balcony | Gas BBQ Line | Patio | Views | Triple Attached Garage. Welcome to your luxurious home boasting 3,169 SqFt throughout the main and upper levels. This home is designed with modern finishes and an abundance of living space. The front door opens to a foyer with a wide hallway that leads into the expansive main level makes this the premier home to entertain during any occasion. The first living room is a great space for day seating or more intimate socializing. The open floor plan kitchen, dining and family room is where all the action happens! The sparkling chef's kitchen is outfitted with full height cabinets, built-in stainless steel appliances, a gas cooktop and a sub zero refrigerator. The quartz countertops sparkle throughout and the centre island has a barstool seating area for small meals. The



walk-in pantry/serverly is an incredible addition to your dry goods storage and cooking prep space. The family room has a centred stone accent wall that surrounds the gas fireplace. The kitchen, dining and family rooms are full of morning light as it beams through the large windows and a sliding glass door to the balcony. The balcony has an unobstructed views of the pond and walking paths; this East facing backdrop gives you a gorgeous sunrise! The main level home office is perfect for anyone with a work-from-home or hybrid schedule. The main level is complete with a 2pc powder room and a mud room leading to garage. Upstairs is finished with plush carpet flooring in the 2 primary bedrooms, 2 additional bedrooms & the bonus room! The first primary is a private oasis with a custom walk-in closet and private 5pc ensuite. The ensuite has dual vanities, a soaking tub, walk-in shower and private washing closet. The 2nd primary also has a walk-in closet and 5pc ensuite with dual vanities and a tub/shower combo. Bedrooms 3 & 4 are both a great size and have the Jack & Jill style 5pc ensuite with a separate dual vanity from the bathing section. The bonus room upstairs is made for your evening unwind with the family. The upper level walk-in laundry room with a rinse sink and built in cabinet storage and every home owner's dream! Downstairs, the unfinished basement is a blank canvas for your future plans. The walk-out basement opens to a concrete patio for outdoor dining and a gorgeous backyard!

Built in 2023

### **Essential Information**

|          |             |
|----------|-------------|
| MLS® #   | A2238547    |
| Price    | \$1,239,900 |
| Bedrooms | 4           |

|                |             |
|----------------|-------------|
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 3,169       |
| Acres          | 0.11        |
| Year Built     | 2023        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 33 Waterford Terrace |
| Subdivision | Waterford            |
| City        | Chestermere          |
| County      | Chestermere          |
| Province    | Alberta              |
| Postal Code | T1X 2P6              |

### Amenities

|                |                                                                 |
|----------------|-----------------------------------------------------------------|
| Parking Spaces | 6                                                               |
| Parking        | Driveway, Garage Faces Front, On Street, Triple Garage Attached |
| # of Garages   | 3                                                               |

### Interior

|                   |                                                                                                                                                |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Chandelier, French Door, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Storage, Walk-In Closet(s) |
| Appliances        | Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer         |
| Heating           | Forced Air                                                                                                                                     |
| Cooling           | Central Air                                                                                                                                    |
| Fireplace         | Yes                                                                                                                                            |
| # of Fireplaces   | 1                                                                                                                                              |
| Fireplaces        | Gas                                                                                                                                            |
| Has Basement      | Yes                                                                                                                                            |
| Basement          | Full, Unfinished, Walk-Out                                                                                                                     |

### Exterior

|                   |                        |
|-------------------|------------------------|
| Exterior Features | Lighting, Rain Gutters |
|-------------------|------------------------|

|                 |                                                                  |
|-----------------|------------------------------------------------------------------|
| Lot Description | Back Yard, Interior Lot, Lake, Lawn, No Neighbours Behind, Views |
| Roof            | Asphalt Shingle                                                  |
| Construction    | Cement Fiber Board, Stone, Stucco, Wood Frame                    |
| Foundation      | Poured Concrete                                                  |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 17th, 2025 |
| Days on Market | 41              |
| Zoning         | R-1             |

### **Listing Details**

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX Crown |
|----------------|--------------|

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.