

\$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

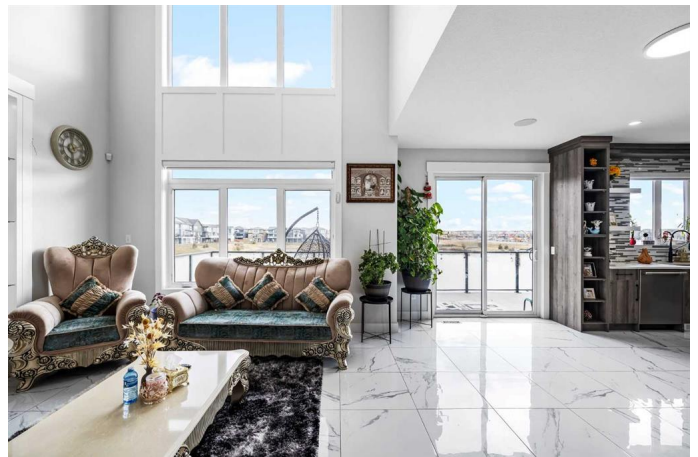
Experience waterfront luxury in this recently completed custom build on a premium, extra large 50-ft walkout lot. Backing onto tranquil waterfront and scenic pathways in Chestermere's Waterford community, this home showcases over 4,500 sq ft of living space, and \$150K in premium builder upgrades. The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

Listing Details

Listing Office	Century 21 Bravo Realty
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