

# \$1,075,000 - 36 Waterford Terrace, Chestermere

MLS® #A2245664

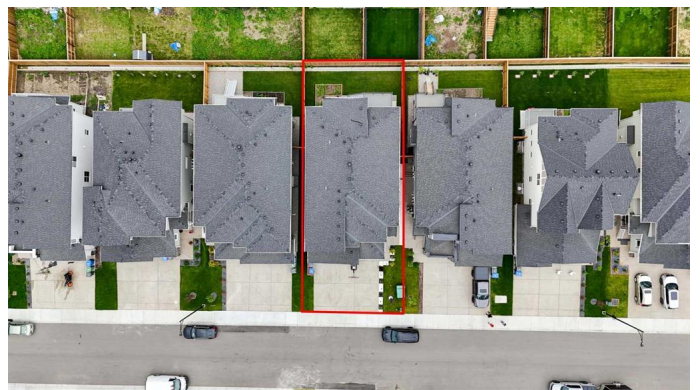
**\$1,075,000**

7 Bedroom, 5.00 Bathroom, 3,107 sqft

Residential on 0.11 Acres

Waterford, Chestermere, Alberta

An extraordinary luxury residence offering over 4,400 square feet of refined living space, set on a fully fenced lot in the exclusive community of Waterford. From the moment you arrive, the striking curb appeal commands attention with a full stucco and stone exterior, precast concrete steps, Thermatech doors, and an oversized fiberglass front entry framed by architectural detailing. Inside, a twenty-one foot open-to-above foyer welcomes you into a stunning main floor where ten foot ceilings, wide plank hardwood flooring, eight foot doors, and built-in speakers define the space. A formal living room and sunlit family room with a gas fireplace flow into a designer kitchen appointed with granite countertops, soft-close cabinets, stainless steel appliances including a built-in wall oven and microwave, gas cooktop, and double sinks. A separate spice kitchen offers a second electric stove, dishwasher, fridge, and full-height backsplash, perfect for hosting and large family use. A generous dining area, main floor bedroom, and four piece bathroom complete this level. Upstairs, discover four large bedrooms each with walk-in closets, three full bathrooms, and a beautifully appointed laundry room with built-in shelving. The primary retreat is unforgettable with a luxurious ensuite featuring a frameless glass steam shower, standalone soaker tub, dual vanities, and granite surfaces throughout. The fully finished basement offers nine foot ceilings, two additional bedrooms, a full bath, dedicated laundry, and its own kitchen with



private side entrance. This home is complete with central air conditioning, a water softener, holiday lighting, covered rear deck with enclosed storage, and a heated triple garage with 220 volt power. A rare opportunity to own one of Chestermere’s finest family homes, built with purpose and finished with care.

**\*\*Seller is unaware of permits for the illegal basement suite\*\***

Built in 2022

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2245664    |
| Price          | \$1,075,000 |
| Bedrooms       | 7           |
| Bathrooms      | 5.00        |
| Full Baths     | 5           |
| Square Footage | 3,107       |
| Acres          | 0.11        |
| Year Built     | 2022        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 36 Waterford Terrace |
| Subdivision | Waterford            |
| City        | Chestermere          |
| County      | Chestermere          |
| Province    | Alberta              |
| Postal Code | T1X2P6               |

**Amenities**

|                |                                  |
|----------------|----------------------------------|
| Parking Spaces | 6                                |
| Parking        | Driveway, Triple Garage Attached |
| # of Garages   | 3                                |

**Interior**

|                   |                                                                                                   |
|-------------------|---------------------------------------------------------------------------------------------------|
| Interior Features | Central Vacuum, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s) |
| Appliances        | Built-In Oven, Built-In Range, Dishwasher, Dryer, Gas Cooktop, Refrigerator, Washer               |
| Heating           | Central                                                                                           |
| Cooling           | Central Air                                                                                       |
| Fireplace         | Yes                                                                                               |
| # of Fireplaces   | 1                                                                                                 |
| Fireplaces        | Blower Fan, Gas, Great Room                                                                       |
| Has Basement      | Yes                                                                                               |
| Basement          | Exterior Entry, Finished, Full, Suite                                                             |

## Exterior

|                   |                                                                       |
|-------------------|-----------------------------------------------------------------------|
| Exterior Features | Balcony, Garden, Private Yard, Storage                                |
| Lot Description   | Back Yard, Front Yard, Interior Lot, Rectangular Lot, Street Lighting |
| Roof              | Asphalt Shingle                                                       |
| Construction      | Concrete, Stone, Stucco, Wood Frame                                   |
| Foundation        | Poured Concrete                                                       |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 7th, 2025 |
| Days on Market | 45               |
| Zoning         | R-1              |

## Listing Details

|                |                    |
|----------------|--------------------|
| Listing Office | Royal LePage METRO |
|----------------|--------------------|

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