

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

MLS® #A2245664

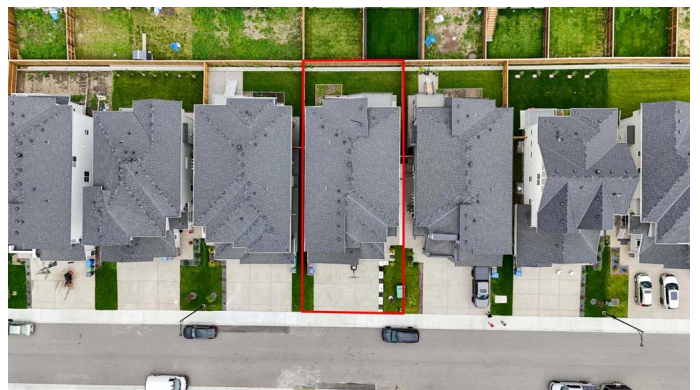
\$1,075,000

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	40
Zoning	R-1

Listing Details

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

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.