

**45 Waterford Terrace  
Chestermere, Alberta**

**MLS # A2264781**



**\$1,270,000**

<b>Division:</b>	Waterford Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	3,135 sq.ft.	<b>Age:</b>	2023 (3 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	4 full / 1 half
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, Lawn, N		

<b>Heating:</b>	Baseboard, ENERGY STAR Qualified Equipment, Make-up Air, Fireplace(s), Water	<b>Water:</b>	Hot Water
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	R-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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 Data, Wired for Sound		
<b>Inclusions:</b>	Additional dishwasher, two additional fridges, additional stove, additional washer and dryer,		

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 2 bedroom basement is a legal secondary 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.