

\$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

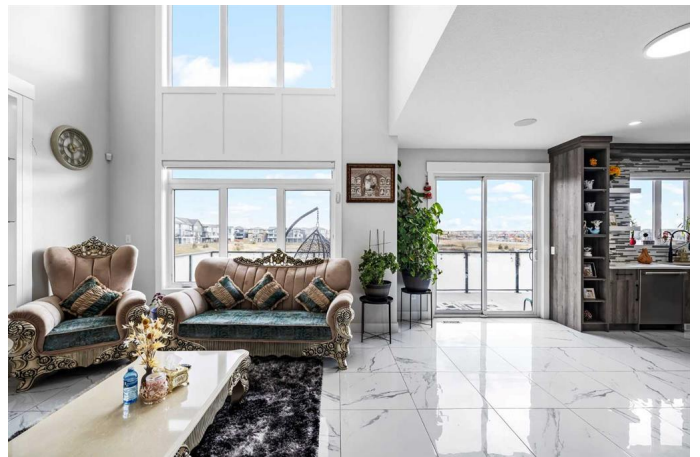
Experience waterfront luxury in this recently completed custom build on a premium, extra large 50-ft walkout lot. Backing onto tranquil waterfront and scenic pathways in Chestermere's Waterford community, this home showcases over 4,500 sq ft of living space, and \$150K in premium builder upgrades. The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

Listing Details

Listing Office	Century 21 Bravo Realty
----------------	-------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.