



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

36 Waterford Terrace
Chestermere, Alberta

MLS # A2245664



\$1,095,000

Division:	Waterford		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,107 sq.ft.	Age:	2022 (3 yrs old)
Beds:	7	Baths:	5
Garage:	Driveway, Triple Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Front Yard, Interior Lot, Rectangular Lot, Street Lighting		

Heating:	Central	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Concrete, Stone, Stucco, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s)		

Inclusions: Illegal Suite - Includes Fridge, Electric Range and Washer & Dryer. Spice Kitchen has a Fridge, Electric Stove and Dishwasher, Built in Speaker System, HRV System, Humidifier, Holiday Lights, Security System.

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**