



GRASSROOTS
REALTY GROUP

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**45 Waterford Terrace
Chestermere, Alberta**

MLS # A2264781



\$1,270,000

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

Heating:	Baseboard, ENERGY STAR Qualified Equipment, Make-up Air, Fireplace(s), Water	Water:	Hot Water
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Separate/Exterior Entry, Suite, Walk-Out To Grade	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
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 Data, Wired for Sound		
Inclusions:	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 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.