



**1073 Waterford Drive
Chestermere, Alberta**

MLS # A2291260



\$610,000

Division:	Waterford		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	2,165 sq.ft.	Age:	2023 (3 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.05 Acre		
Lot Feat:	Back Yard, Corner Lot, Few Trees, Gazebo, Landscaped, Lawn, Level, Low M		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Stone	Zoning:	R-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Walk-In Closet(s)		

Inclusions: Items can be negotiable, please contact listing agent

Welcome to this beautiful home in the new Waterford community of Chestermere, perfectly situated on a spacious corner lot with a double attached front garage. Thoughtfully designed and well maintained, this property offers a seamless blend of style, comfort, and functionality. Step inside to a bright, open-concept main floor featuring 9-foot ceilings and a versatile den—ideal for a home office or flex space. The stunning white kitchen is the heart of the home, complete with quartz countertops, premium cabinetry, a walk-through pantry, and a full stainless steel appliance package—perfect for both everyday living and entertaining. A separate side entrance leads to the basement, offering excellent potential for future development. The lower level is already thoughtfully planned with a layout in place and rough-ins for a bathroom. Upstairs, you’ll find a spacious bonus room along with three generously sized bedrooms. The primary suite features vaulted ceilings, a walk-in closet, and a luxurious 5-piece ensuite with dual sinks. Each of the additional bedrooms also includes its own walk-in closet, offering ample storage for the whole family. The backyard is fully landscaped and fenced with a deck, gazebo and BBQ gas line. Located just steps from shopping, amenities, and the scenic Chestermere Lake, this home delivers an ideal lifestyle for families and multi-generational living alike.