



**1073 Waterford Drive  
Chestermere, Alberta**

**MLS # A2300507**



**\$599,900**

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

|                    |  |                   |     |
|--------------------|--|-------------------|-----|
| <b>Heating:</b>    | Forced Air   | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Tile, Vinyl  | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle  | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Full   | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Cement Fiber Board, Stone  | <b>Zoning:</b>    | R-2 |
| <b>Foundation:</b> | Poured Concrete  | <b>Utilities:</b> | -   |
| <b>Features:</b>   | 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.