



**1001 Waterford Drive SE
Chestermere, Alberta**

MLS # A2198243



\$1,229,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,162 sq.ft.	Age:	2024 (1 yrs old)
Beds:	8	Baths:	6
Garage:	Driveway, Front Drive, Titled, Triple Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Corner Lot, Rectangular Lot		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full	LLD:	-
Exterior:	Aluminum Siding , Concrete, Stucco, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Built-in Features, Chandelier, Crown Molding, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Storage, Walk-In Closet(s)

Inclusions: N/A

Stunning 8-Bed, 6-Bath Triple Car Garage Home with finished Basement & Over 4500 Sq. Ft. of Living Space Located on a 56-ft wide lot, this luxurious home offers 4,500+ sq. ft. of total living space, with 3,150 sq. ft. on the upper floor and over 1,300 sq. ft. in the fully finished basement. With 8 bedrooms, 6 bathrooms, and high-end finishes throughout, this home is designed for comfort, style, and convenience. Main Floor: Grand Entrance: Step into a bright and airy front foyer with an open-to-above area that creates an impressive first impression. Primary and Secondary Living Areas: 9-ft high ceilings, an electric fireplace with a tiled wall and mantle in the primary living area. Gourmet Kitchen: A spacious kitchen equipped with an oversized refrigerator, electric cooktop, and built-in appliances. In addition, there's a separate Spice Kitchen with a gas stove for added functionality. Elegant Finishes: The main floor and upper level feature luxury vinyl plank (LVP) flooring and beautiful spindle railings. Upper Floor: Bonus Room: A versatile bonus room that can be used as an additional living space or home office. Master Suites: Two master bedrooms, each with its own ensuite (one 5-piece and one 3-piece). Secondary Bedrooms: Two more spacious bedrooms share a bathroom, and there is a convenient laundry room with upgraded appliances and extra storage space. Lower Level (Finished Basement): Separate Entrance: The basement is fully finished and has a separate entrance, offering rental income potential. Layout: The basement is designed with two distinct sections: Left Side: A master suite with an attached washroom, perfect for privacy. Right Side: Two bedrooms, a kitchen, living area, and a full washroom. Currently rented for \$1,400/month, with a potential rental income of up to \$2,000/month. Additional Features: Stucco Exterior: Low maintenance and

modern curb appeal. Location: Prime location just 5 minutes from Chestermere Lake, close to schools, shopping, and other amenities. This home offers a rare combination of luxurious living and income-generating potential. Don't miss the opportunity to view this stunning property—contact us today to schedule a showing!