

# \$1,024,900 - 7 Waterford Heights, Chestermere

MLS® #A2223948

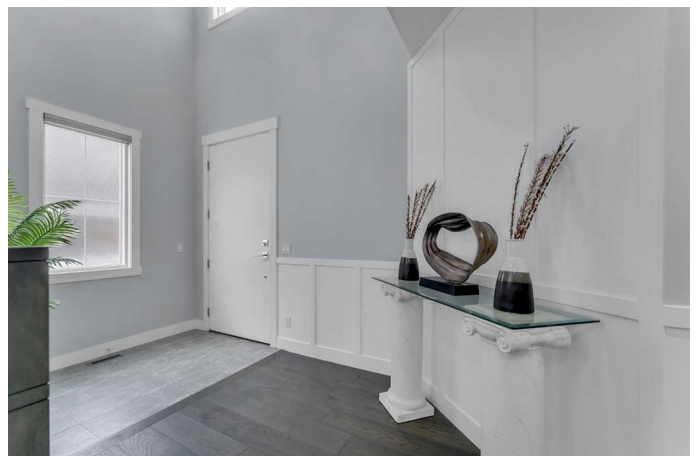
**\$1,024,900**

6 Bedroom, 5.00 Bathroom, 2,705 sqft

Residential on 0.12 Acres

NONE, Chestermere, Alberta

Experience luxury living in this 2700+ sqft custom-built home located in the heart of Chestermere—just steps from the canal, ideal for peaceful walks or bike rides to Calgary for those with an active lifestyle. This west-facing home offers striking curb appeal with an exposed aggregate driveway, vinyl fencing, extended cement walkway, and a maintenance-free backyard patio with BBQ gas line. Step into a grand open-to-below foyer with 8ft doors throughout the main level, paired with 9ft knockdown ceilings, wainscoting, feature walls, and engineered hardwood floors. The main level also features a dedicated flex room, open mudroom with dual coat closets, motorized blinds throughout, and is roughed-in for central vacuum. The chef's kitchen is a true showstopper, complete with an oversized island, granite countertops throughout, soft-close cabinetry to the ceiling, two gas ranges, two dishwashers, a built-in oven and microwave, high-powered hood fan, and a fully equipped spice kitchen with garburator. The great room showcases a floor-to-ceiling tiled gas fireplace with in-ceiling speakers, creating a perfect space for hosting. Upstairs features 4 spacious bedrooms, including 2 master suites. The primary retreat boasts a spa-like 5-piece ensuite with a standalone tub, custom steam shower, double vanity, ceiling-height mirrors, toilet with window, and a walk-in closet with built-ins. The second master includes its own 4-piece ensuite with stand-up shower. Two additional



bedrooms and a full bath with stand-up shower complete the upper level, along with a bonus room with feature wall, laundry room with sink, and Cat5 wiring. The fully finished basement features a separate side entrance, 2 bedrooms, a full bathroom with tiled stand-up shower, laundry and kitchen rough-ins, a storage room, and a large open family room—ideal for extended family or future suite development (subject to approval and permitting by the city/municipality). Additional highlights include a heated, insulated garage with gas line, home security system with 7 cameras + NVR, AC rough-in, and the peace of mind of remaining new home warranty!

Built in 2021

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2223948    |
| Price          | \$1,024,900 |
| Bedrooms       | 6           |
| Bathrooms      | 5.00        |
| Full Baths     | 4           |
| Half Baths     | 1           |
| Square Footage | 2,705       |
| Acres          | 0.12        |
| Year Built     | 2021        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 7 Waterford Heights |
| Subdivision | NONE                |
| City        | Chestermere         |
| County      | Chestermere         |
| Province    | Alberta             |
| Postal Code | T1X 2M7             |

## Amenities

|                |                                                  |
|----------------|--------------------------------------------------|
| Parking Spaces | 6                                                |
| Parking        | Heated Garage, Insulated, Triple Garage Attached |
| # of Garages   | 3                                                |

## Interior

|                   |                                                                                                                                                                                                                                                                       |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Granite Counters, Kitchen Island, Separate Entrance, Vinyl Windows, Built-in Features, Chandelier, Closet Organizers, Double Vanity, No Animal Home, No Smoking Home, Pantry, Smart Home, Soaking Tub, Steam Room, Wired for Data, Wired for Sound, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Built-In Gas Range, Built-In Oven, Disposal, Garburator, Garage Control(s), Gas Range, Humidifier                                                                                   |
| Heating           | Fireplace(s), Natural Gas, Central                                                                                                                                                                                                                                    |
| Cooling           | Rough-In                                                                                                                                                                                                                                                              |
| Fireplace         | Yes                                                                                                                                                                                                                                                                   |
| # of Fireplaces   | 1                                                                                                                                                                                                                                                                     |
| Fireplaces        | Gas, Living Room, Tile                                                                                                                                                                                                                                                |
| Has Basement      | Yes                                                                                                                                                                                                                                                                   |
| Basement          | Finished, Full, Walk-Out                                                                                                                                                                                                                                              |

## Exterior

|                   |                                                                        |
|-------------------|------------------------------------------------------------------------|
| Exterior Features | Playground, Private Yard, Garden                                       |
| Lot Description   | Back Yard, City Lot, Rectangular Lot, Low Maintenance Landscape, Treed |
| Roof              | Asphalt Shingle                                                        |
| Construction      | Stucco, Cement Fiber Board, Mixed, Stone                               |
| Foundation        | Poured Concrete                                                        |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 23rd, 2025 |
| Days on Market | 82             |
| Zoning         | SFD            |

## Listing Details

|                |                         |
|----------------|-------------------------|
| Listing Office | Century 21 Bravo Realty |
|----------------|-------------------------|

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