

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

MLS® #A2223948

**\$1,024,900**

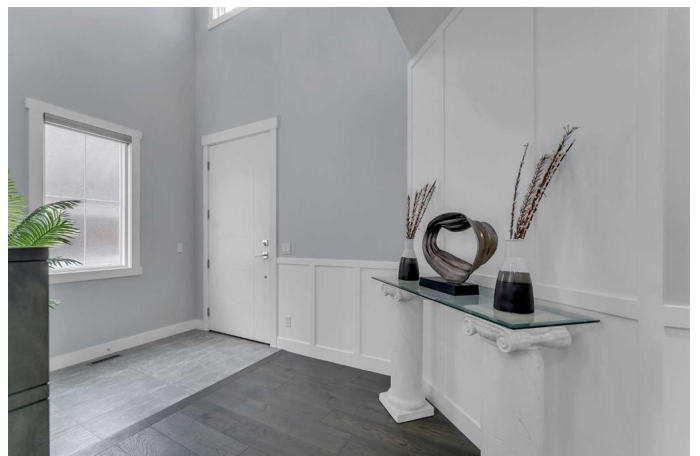
6 Bedroom, 5.00 Bathroom, 2,705 sqft

Residential on 0.12 Acres

NONE, Chestermere, Alberta

**\*\*Open House Sunday Aug.17 12pm-3pm\*\***

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 Built-in Features, Chandelier, Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Separate Entrance, Soaking Tub, Vinyl Windows, Walk-In Closet(s), Wired for Data, Wired for Sound, Smart Home, Steam Room

Appliances Built-In Oven, Dishwasher, Dryer, Garage Control(s), Garburator, Gas Range, Humidifier, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Built-In Gas Range, Disposal

Heating Central, Fireplace(s), Natural Gas

Cooling Rough-In

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas, Living Room, Tile

Has Basement Yes

Basement Finished, Full, Walk-Out

### Exterior

Exterior Features Garden, Private Yard, Playground

Lot Description Back Yard, City Lot, Low Maintenance Landscape, Rectangular Lot, Treed

Roof Asphalt Shingle

Construction Cement Fiber Board, Mixed, Stone, Stucco

Foundation Poured Concrete

### Additional Information

Date Listed May 23rd, 2025

Days on Market 92

Zoning SFD

### Listing Details

Listing Office Century 21 Bravo Realty

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