



THE
A-TEAM

**RE/MAX
FIRST**

40 WATERFORD Terrace, Chestermere T1X2P6

MLS®#: **A2178602** Area: **NONE** Listing **11/16/24** List Price: **\$1,075,000**
 Status: **Active** County: **Chestermere** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Chestermere**
 Year Built: **2022**
Lot Information
 Lot Sz Ar: **4,884 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **3,157**
 Low Sqft:
 Ttl Sqft: **3,157**

DOM

6
Layout
 Beds: **7 (5 2)**
 Baths: **5.0 (5 0)**
 Style: **2 Storey**

Parking

Ttl Park: **6**
 Garage Sz: **3**

Access:

Lot Feat: **Back Yard,City Lot,Front Yard,Street Lighting,Rectangular Lot**
 Park Feat: **220 Volt Wiring,Driveway,Heated Garage,Off Street,Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **High Efficiency,Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Garden**

Construction: **Concrete,Stone,Stucco,Wood Frame**
 Flooring: **Carpet,Ceramic Tile,Hardwood**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Built-In Range,Dishwasher,Dryer,Gas Cooktop,Refrigerator,Washer**
 Int Feat: **Built-in Features,Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,No Smoking Home,Open Floorplan,Pantry,Recessed Lighting,Separate Entrance,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions
Dining Room	Main	13`11" x 9`9"
Family Room	Main	14`6" x 13`0"
Spice Kitchen	Main	18`9" x 6`7"
Laundry	Second	7`8" x 8`5"
Bedroom	Main	14`5" x 10`5"
Bedroom	Second	12`1" x 13`11"

Room	Level	Dimensions
Living Room	Main	17`2" x 14`5"
Kitchen	Main	14`9" x 13`11"
3pc Bathroom	Main	8`6" x 5`4"
Bedroom - Primary	Second	16`7" x 14`9"
Bedroom	Second	12`6" x 10`10"
Bedroom	Second	10`11" x 12`6"

Bedroom
3pc Bathroom
4pc Bathroom
Kitchen
Living Room

Basement
Basement
Second
Basement
Basement

12`8" x 14`2"
 9`7" x 4`10"
 9`0" x 5`3"
 10`1" x 7`7"
 19`7" x 12`9"

Bedroom
3pc Ensuite bath
5pc Ensuite bath
Walk-In Closet
Furnace/Utility Room

Basement
Second
Second
Second
Basement

11`8" x 11`7"
 10`8" x 4`11"
 13`11" x 9`8"
 14`9" x 6`8"
 9`8" x 8`6"

Legal/Tax/Financial

Title:
Fee Simple
 Legal Desc: **2210618**

Zoning:
R-1

Remarks

Pub Rmks: **Welcome to this breathtaking, 2022-built luxury home in the brand-new community of Waterford, offering over 4,500 square feet of meticulously designed living space. This modern masterpiece features 7 bedrooms, 5 full bathrooms, including a fully finished illegal basement suite with 9ft ceilings, making it perfect for growing families or multi-generational living. The 21ft foyer ceiling immediately captivates as you enter, opening up to an open-concept main floor with 10ft ceilings, where natural light pours in through large windows. The chef's kitchen is a standout, with two-tone cabinetry, built-in stainless-steel appliances, a massive oversized island, and a spice kitchen with pantry storage, a second dishwasher, and dual-basin sink—ideal for keeping your main kitchen spotless while entertaining. The family room, centered around a gas fireplace with a striking floor-to-ceiling tile backsplash, is perfect for relaxation, while the main floor bedroom and full bathroom offer flexibility for guests or home office needs. Upstairs, you'll find two primary bedrooms, both with walk-in closets and private ensuites, including a luxurious 5pc ensuite in the main bedroom with double vanities, a soaking tub, and a steam shower. Two additional spacious bedrooms, each with walk-in closets, share a beautifully finished 4pc bathroom. The upper floor also includes a laundry room with a sink, front-load washer/dryer, and ample cabinet storage space. The fully finished illegal basement suite offers two large bedrooms, a 3pc bathroom with a tiled shower, and its own laundry area, providing a great income potential or space for extended family. Additional highlights include engineered hardwood floors, heated finished triple garage, 8ft doors throughout, and sleek black faucets for a modern touch. With its spacious deck, side entry, and exceptional attention to detail, this home is the perfect blend of luxury, comfort, and practicality. ****Seller is unaware of permits for the illegal basement suite******

Inclusions:
 Property Listed By: **Illegal Suite - Includes Fridge, Electric Range and Washer & Dryer. Spice Kitchen has a Fridge, Electric Stove and Dishwasher. Royal LePage METRO**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123









