



THE
A-TEAM

**RE/MAX
FIRST**

1209 WATERFORD Drive, Chestermere T1X 3A1

MLS®#: **A2187170**

Area:

Listing **01/13/25**

List Price: **\$1,049,000**

Status: **Active**

County: **Chestermere**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Chestermere**
Year Built: **2025**
Lot Information
Lot Sz Ar: **5,663 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **2,889**
Low Sqft:
Ttl Sqft: **2,889**

DOM

2
Layout
Beds: **6 (4 2)**
Baths: **4.0 (4 0)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,Corner Lot,Landscaped**
Park Feat: **Concrete Driveway,Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Fireplace(s),Forced Air**
Sewer:
Ext Feat: **Balcony,BBQ gas line,Garden,Private Yard**

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

Kitchen Appl: **Built-In Oven,Dishwasher,Electric Cooktop,Gas Range,Microwave,Range Hood,Refrigerator**
Int Feat: **High Ceilings,Kitchen Island,Open Floorplan,Pantry,Quartz Counters,Separate Entrance**
Utilities:

Room Information

Room	Level	Dimensions
Bedroom	Main	10`9" x 9`10"
Living Room	Main	17`11" x 14`6"
Spice Kitchen	Main	5`5" x 12`4"
Den	Main	9`10" x 10`1"
Foyer	Main	11`5" x 8`3"
Walk-In Closet	Second	8`4" x 8`1"
Bonus Room	Second	16`1" x 13`7"

Room	Level	Dimensions
Mud Room	Main	13`1" x 4`5"
Kitchen	Main	17`1" x 16`10"
Dining Room	Main	15`1" x 8`0"
3pc Bathroom	Main	8`7" x 5`0"
Bedroom - Primary	Second	15`4" x 18`3"
5pc Ensuite bath	Second	9`9" x 17`5"
Laundry	Second	8`2" x 5`4"

Bedroom	Second	11`0" x 11`11"	Bedroom	Second	13`6" x 13`10"
3pc Bathroom	Second	5`0" x 12`0"	Living/Dining Room Combination	Suite	17`9" x 31`7"
Kitchen	Suite	8`0" x 10`4"	Bedroom	Suite	12`3" x 14`2"
Bedroom	Suite	12`2" x 13`9"	3pc Bathroom	Suite	4`11" x 8`6"

Legal/Tax/Financial

Title: Zoning:
Fee Simple **R-1**
Legal Desc: **2410796**

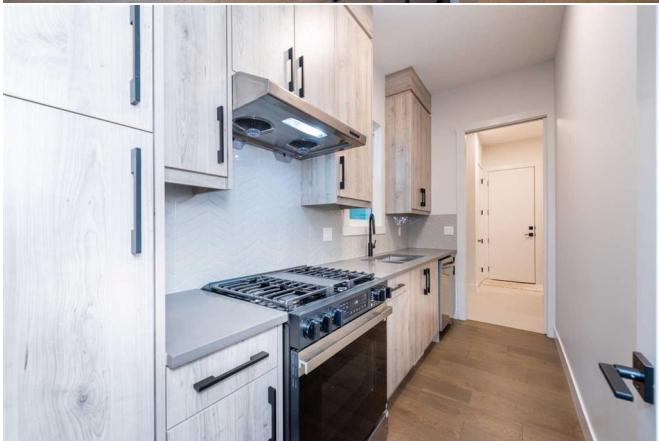
Remarks

Pub Rmks: **Nestled in a prestigious neighbourhood, this luxury home spans over 4,200 square feet of meticulously crafted living space. Situated on a prime corner lot with back lane access, the property offers privacy and convenience, while being across from a serene park. Ideally located near schools, shopping, and recreational amenities, it offers both tranquility and accessibility. The sleek exterior immediately draws attention, showcasing modern design, rich materials, and expansive windows that seamlessly connect the indoors with nature. Inside, a grand foyer opens into the main living areas, where soaring ceilings and an open-to-below design enhance the sense of space. Large windows flood the home with natural light and provide panoramic views of the majestic Rocky Mountains. The living room, with its dramatic open-to-below feature, creates an ideal setting for both intimate gatherings and large-scale entertaining. Connected to the living room is a gourmet kitchen, designed for the culinary enthusiast. Premium appliances, custom cabinetry, and expansive countertops make it as functional as it is elegant. The kitchen's large island serves as both a practical workspace and a striking focal point. The open-plan layout extends to the dining area, offering panoramic views of the surrounding neighborhood, perfect for family meals or hosting guests. Adjacent to the main living areas, a den or study provides a quiet space for work or reflection. The master suite serves as a peaceful retreat, featuring a private balcony with uninterrupted views of the landscape—ideal for enjoying morning coffee or evening relaxation. The master en suite is a spa-like sanctuary, complete with a freestanding soaking tub, a glass-enclosed shower, dual vanities with designer fixtures, and plenty of storage. The five additional bedrooms are generously sized and versatile, offering ample space for family, guests, or home offices. The home includes four bathrooms, each finished to the same high standard as the rest of the property, with elegant fixtures and luxurious tile work. A standout feature of the home is the fully legal basement suite, offering privacy and independence. The suite is ideal for extended family, guests, or as a rental opportunity, with its own private entrance, living area, kitchen, and bedroom. Outside, the property is fully landscaped, featuring a large patio area for dining and relaxation, surrounded by greenery that ensures privacy and seclusion. The home's location across from a park enhances its sense of tranquility, providing a peaceful, natural space for walks and family activities. This home is designed to cater to a range of lifestyles, from grand-scale entertaining to quiet family moments. The legal basement suite adds versatility, making it suitable for various living situations. Ideal location, high-end finishes, and landscaped outdoor spaces come together to create a residence that will be cherished for years to come.**

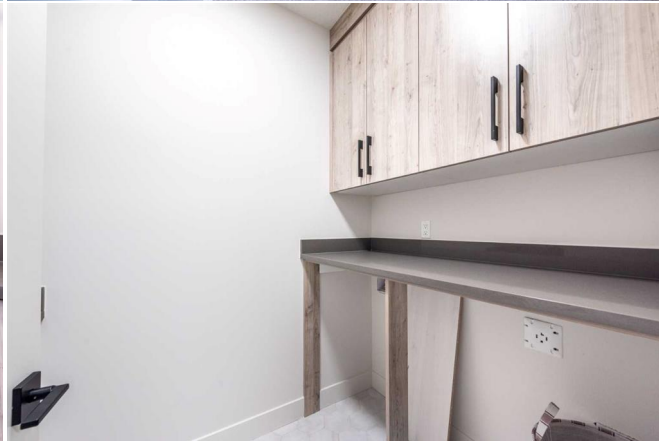
Inclusions: **None**
Property Listed By: **Real Broker**

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













1209 Waterford Dr, Chestermere, AB

Basement (Below Grade) Exterior Area 1219.99 sq ft



0 4 8

PREPARED: 2025/01/09



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

1209 Waterford Dr, Chestermere, AB

Main Floor Exterior Area 1455.85 sq ft
Excluded Area 925.02 sq ft



0 5 10

PREPARED: 2025/01/09



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

1209 Waterford Dr, Chestermere, AB

1st Floor Exterior Area 1424.11 sq ft
Excluded Area 233.92 sq ft



0 4 8

PREPARED: 2025/01/09



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.