

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

MLS® #A2223948

**\$1,024,900**

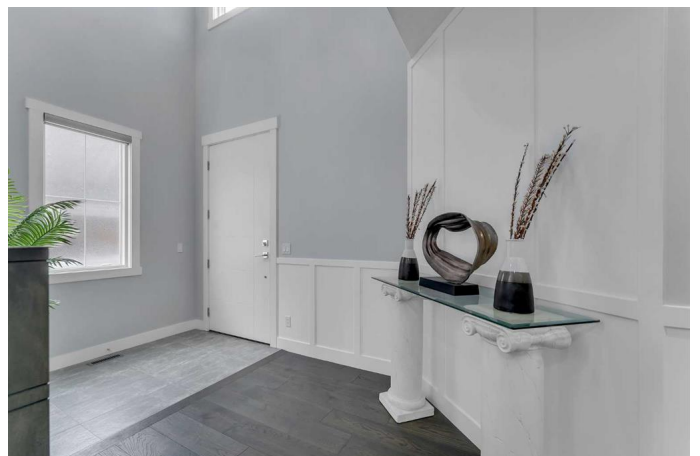
6 Bedroom, 5.00 Bathroom, 2,705 sqft

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 roomâ€”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 93  
Zoning SFD

### Listing Details

Listing Office Century 21 Bravo Realty

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and

the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.