

# \$1,229,000 - 1001 Waterford Drive Se, Chestermere

MLS® #A2198243

**\$1,229,000**

8 Bedroom, 6.00 Bathroom, 3,162 sqft

Residential on 0.13 Acres

NONE, Chestermere, Alberta

Stunning 8-Bed, 6-Bath Triple Car Garage Home with finished Basement – Over 4500 Sq. Ft. of Living Space

Located on a 56-ft wide lot, this luxurious home offers 4,500+ sq. ft. of total living space, with 3,150 sq. ft. on the upper floor and over 1,300 sq. ft. in the fully finished basement. With 8 bedrooms, 6 bathrooms, and high-end finishes throughout, this home is designed for comfort, style, and convenience.

Main Floor:

Grand Entrance: Step into a bright and airy front foyer with an open-to-above area that creates an impressive first impression.

Primary and Secondary Living Areas: 9-ft high ceilings, an electric fireplace with a tiled wall and mantle in the primary living area.

Gourmet Kitchen: A spacious kitchen equipped with an oversized refrigerator, electric cooktop, and built-in appliances. In addition, there's a separate Spice Kitchen with a gas stove for added functionality.

Elegant Finishes: The main floor and upper level feature luxury vinyl plank (LVP) flooring and beautiful spindle railings.

Upper Floor:

Bonus Room: A versatile bonus room that can be used as an additional living space or home office.

Master Suites: Two master bedrooms, each with its own ensuite (one 5-piece and one 3-piece).



Secondary Bedrooms: Two more spacious bedrooms share a bathroom, and there is a convenient laundry room with upgraded appliances and extra storage space.

Lower Level (Finished Basement):

Separate Entrance: The basement is fully finished and has a separate entrance, offering rental income potential.

Layout: The basement is designed with two distinct sections:

Left Side: A master suite with an attached washroom, perfect for privacy.

Right Side: Two bedrooms, a kitchen, living area, and a full washroom. Currently rented for \$1,400/month, with a potential rental income of up to \$2,000/month.

Additional Features:

Stucco Exterior: Low maintenance and modern curb appeal.

Location: Prime location just 5 minutes from Chestermere Lake, close to schools, shopping, and other amenities.

This home offers a rare combination of luxurious living and income-generating potential.

Don't miss the opportunity to view this stunning property—contact us today to schedule a showing!

Built in 2024

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2198243    |
| Price          | \$1,229,000 |
| Bedrooms       | 8           |
| Bathrooms      | 6.00        |
| Full Baths     | 6           |
| Square Footage | 3,162       |
| Acres          | 0.13        |
| Year Built     | 2024        |
| Type           | Residential |

|          |          |
|----------|----------|
| Sub-Type | Detached |
| Style    | 2 Storey |
| Status   | Active   |

### **Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 1001 Waterford Drive Se |
| Subdivision | NONE                    |
| City        | Chestermere             |
| County      | Chestermere             |
| Province    | Alberta                 |
| Postal Code | T1X2T7                  |

### **Amenities**

|                |   |
|----------------|---|
| Parking Spaces | 3   |
| Parking        | Driveway, Front Drive, Titled, Triple Garage Attached |
| # of Garages   | 3   |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | Breakfast Bar, Built-in Features, Chandelier, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Storage, Walk-In Closet(s), Crown Molding |
| Appliances        | Built-In Gas Range, Built-In Oven, Built-In Refrigerator, Dishwasher, Dryer, Electric Cooktop, Electric Stove, Refrigerator, Washer, Washer/Dryer, Window Coverings                               |
| Heating           | Fireplace(s), Forced Air, Natural Gas   |
| Cooling           | None  |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Electric, Living Room, Mantle, Tile   |
| Has Basement      | Yes   |
| Basement          | Exterior Entry, Finished, Full  |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior Features | BBQ gas line, Private Entrance                |
| Lot Description   | Corner Lot, Rectangular Lot                   |
| Roof              | Asphalt Shingle                               |
| Construction      | Aluminum Siding, Concrete, Stucco, Wood Frame |
| Foundation        | Poured Concrete                               |

### **Additional Information**

Date Listed February 28th, 2025

Days on Market 63

Zoning R1

## Listing Details

Listing Office eXp Realty

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