



**64 Waterford Terrace
Chestermere, Alberta**

MLS # A2314776



\$857,000

Division:	Waterford		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,138 sq.ft.	Age:	2023 (3 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Aggregate, Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, City Lot, Landscaped, Lawn, Low Maintenance Landscape, Recta		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Vinyl Siding	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)		

Inclusions: N/A

Set on a wide, pond-facing lot in Waterford, this 2023 BILD Calgary Region Award-winning Kenya 3 model delivers modern farmhouse architecture, premium construction, and thoughtful upgrades throughout. Walking paths and the pond sit directly across the street, with future schools, parks, playgrounds, and major shopping all within easy reach in one of Chestermere's fastest-growing communities. The home's striking curb appeal sets the tone immediately: dual gabled rooflines with exposed timber detailing, premium Hardie board and panel siding in crisp white with slate grey accents, sleek black triple-glazed windows, a stone-clad base, and a wide aggregate concrete driveway. The open-concept main floor features luxury vinyl plank flooring, 9-foot ceilings, and an electric fireplace. The chef-inspired kitchen impresses with an abundance of cabinetry, storage, and counter space, anchored by a massive 11-foot waterfall quartz island with undermount sink, soft-close cabinetry with matte black hardware, upgraded stainless steel appliances, chimney-style range hood, charcoal tile backsplash, and bar seating for four. The dining nook opens to the rear deck through a patio door with automated blinds. A main floor flex room is perfect as a home office or study. Upstairs, the primary retreat features a walk-in closet, double vanity with makeup station, soaker tub, tiled shower with rain head, and chrome fixtures. A spacious bonus room with pond views serves as a private media or family room, alongside two additional bedrooms and upper-floor laundry. The professionally finished basement offers 9-foot ceilings, a large recreation room, two bedrooms, and a full bathroom — ideal for extended family or guests. Outside, enjoy a rear deck, BBQ pit, landscaped fenced yard, and a programmed Worx Landroid robotic lawn mower. The oversized

double garage comfortably fits a full-size truck. Additional features include a water softener, Ring video doorbell, automated blinds, and triple-glazed windows for year-round efficiency. A move-in-ready, award-winning home in an unbeatable pond-facing setting. A rare opportunity in Waterford.