



**16 Waterford Place  
Chestermere, Alberta**

**MLS # A2327460**



**\$949,000**

<b>Division:</b>	Waterford		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	3,144 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	4 full / 1 half
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Level, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Concrete, Wood Frame	<b>Zoning:</b>	RC-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan, Quartz Counters, Walk-In Closet(s)		

**Inclusions:** N/A

Luxury custom-built two-storey home in sought-after Waterford, Chestermere, offering over 3,144 sq ft of developed living space on an exclusive street with only five single-family homes, backing directly onto farmland with unobstructed Rocky Mountain views and exceptional privacy. Designed to impress, this home features an open-to-above living room with soaring ceilings and oversized windows that fill the space with natural light and capture panoramic west-facing views. The chef-inspired kitchen is beautifully appointed with a large central island, premium finishes, extensive cabinetry, and generous prep space, complemented by a spice kitchen for added functionality and ease when entertaining. The main floor includes a bedroom with walk-in closet and full ensuite, ideal for multi-generational living or guests, along with a dedicated home office and convenient powder room. Upstairs, you’ll find four additional bedrooms, including a spacious primary retreat with walk-in closet and luxurious spa-like ensuite featuring dual vanities, freestanding soaker tub, and glass shower, plus a second bedroom with its own private ensuite, a large bonus room perfect for family living, and upper-level laundry for everyday convenience. Additional features include a triple attached garage with ample storage, an unfinished basement with separate entrance and dedicated furnace offering excellent potential for a future legal suite or income-generating opportunity, and high-end finishes throughout. Ideally located in one of Chestermere’s most desirable communities, close to schools, parks, shopping, amenities, and with easy access to Calgary, this home offers the perfect blend of luxury, comfort, privacy, and long-term investment potential.\*\*\*Virtual Staging Disclaimer: Some photos in this listing have been virtually staged

and digitally enhanced for illustrative purposes. Virtual enhancements may include furniture, landscaping, fencing, décor, and other cosmetic improvements that are not currently present. These images are intended to illustrate the property's potential only and do not represent its current condition. Original, unedited photos are also included in this listing for reference.\*\*\*