



GRASSROOTS
REALTY GROUP

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**64 Waterford Terrace
Chestermere, Alberta**

MLS # A2352840

\$819,900

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 in Waterford, this 2023 BILD Calgary Region Award-winning Kenya 3 is modern farmhouse living at its best. Walking paths and the pond are right across the street, with future schools, parks, and shopping close by. Dual gables, exposed timber, white Hardie siding, black triple-glazed windows, and a stone base make an unforgettable first impression. Inside, 9-foot ceilings, luxury vinyl plank, and an electric fireplace set the tone. The chef-inspired kitchen features an 11-foot waterfall quartz island with seating for four, matte black hardware, upgraded stainless appliances, and a charcoal tile backsplash. A main floor flex room is ideal for a home office. Upstairs, the primary retreat offers a walk-in closet, double vanity, soaker tub, and tiled rain shower. A bonus room with pond views, two more bedrooms, and laundry complete the level. The finished basement adds two bedrooms, a full bath, and a large recreation room. Outside, enjoy the deck with BBQ gas line, fire pit, fenced yard, and robotic lawn mower. The oversized double garage fits a full-size truck. A water softener and Ring video doorbell add everyday convenience. Move-in ready and rare to find in Waterford.