

# \$999,000 - 86 Waterford Crescent, Chestermere

MLS® #A2246066

**\$999,000**

5 Bedroom, 4.00 Bathroom, 3,031 sqft

Residential on 0.11 Acres

Waterford, Chestermere, Alberta

\*\*\*OPEN HOUSE Sat 9th Aug from 1pm-4pm\*\*\* Stunning 5-Bedroom Walkout Home with 3-Car Garage Backing onto Greenspace in Waterford. Situated on a premium lot backing directly onto greenspace and a scenic walking path that leads to the park, this home offers the perfect blend of luxury, functionality, and nature. The main floor features 2 spacious living areas, a bedroom with a full 3-piece bathroom, a dedicated office, and a chef-inspired kitchen with quartz countertops, full-height cabinetry, and a central island—plus a separate spice kitchen for added convenience. The large dining area opens onto an oversized deck with peaceful views of the greenspace, ideal for entertaining or relaxing. Upstairs, you™ll find 4 large bedrooms and 3 full bathrooms. The primary master retreat boasts a 5-piece ensuite, walk-in closet, and private balcony overlooking nature. All bedrooms have direct access to a bathroom, making this layout perfect for growing or multi-generational families. A massive bonus room with an open-to-below view completes the upper level. The walkout basement is bright, open, and ready for future development—ideal for a legal suite, gym, theatre, or additional family space. With its premium lot, upscale finishes, and functional floorplan, this home is a rare opportunity in today™s market.

Built in 2025



**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2246066    |
| Price          | \$999,000   |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 4           |
| Square Footage | 3,031       |
| Acres          | 0.11        |
| Year Built     | 2025        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 86 Waterford Crescent |
| Subdivision | Waterford             |
| City        | Chestermere           |
| County      | Chestermere           |
| Province    | Alberta               |
| Postal Code | T1X 2V1               |

**Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 6                      |
| Parking        | Triple Garage Attached |
| # of Garages   | 3                      |

**Interior**

|                   |                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------|
| Interior Features | High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters                              |
| Appliances        | Dishwasher, Electric Cooktop, Microwave, Range Hood, Refrigerator, Oven-Built-In, Gas Range |
| Heating           | Forced Air                                                                                  |
| Cooling           | None                                                                                        |
| Fireplace         | Yes                                                                                         |
| # of Fireplaces   | 1                                                                                           |
| Fireplaces        | Gas                                                                                         |
| Has Basement      | Yes                                                                                         |
| Basement          | Full, Unfinished, Walk-Out                                                                  |

**Exterior**

|                   |                              |
|-------------------|------------------------------|
| Exterior Features | Balcony                      |
| Lot Description   | Backs on to Park/Green Space |
| Roof              | Asphalt Shingle              |
| Construction      | Concrete, Stucco, Wood Frame |
| Foundation        | Poured Concrete              |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 6th, 2025 |
| Days on Market | 11               |
| Zoning         | RC-1             |

### **Listing Details**

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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