

# \$1,189,000 - 77 Waterford Crescent, Chestermere

MLS® #A2263792

**\$1,189,000**

8 Bedroom, 5.00 Bathroom, 3,215 sqft

Residential on 0.13 Acres

Waterford, Chestermere, Alberta

Introducing a one-of-a-kind luxury Showhome by Devine Custom Homesâ€”offering over 4,500 sq ft of impeccably finished living space in the prestigious Waterford community of Chestermere. This grand residence is a true standout, featuring a rare 3-bedroom legal walkout basement suite, ideal for multi-generational living or rental income. Set on a fully landscaped lot, this home impresses inside and out with its two balconies, rear deck, covered patio, and a grand front porch ideal for enjoying the outdoors in every season. The striking glass double front doors open into a dramatic open-to-above formal living room, leading to an expansive great room and a chef-inspired gourmet kitchen. A generous spice kitchen, main floor bedroom, and a full 3-piece bathroom offer practicality and flexibility. Upstairs, youâ€™™ll find four spacious bedrooms, including a lavish primary suite with a private balcony and a secondary master suite. A large bonus room overlooking the main living area enhances the sense of space and openness, perfect for family gatherings or relaxing retreats. Additional features include a triple front attached garage, high-end finishes throughout, and the incredible potential of a legal 3-bedroom basement suite with walkout access. This is a rare opportunity to own a showhome that blends luxury, design, and income potentialâ€”truly a standout in Waterford, Chestermere.



Built in 2025

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2263792    |
| Price          | \$1,189,000 |
| Bedrooms       | 8           |
| Bathrooms      | 5.00        |
| Full Baths     | 5           |
| Square Footage | 3,215       |
| Acres          | 0.13        |
| Year Built     | 2025        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 77 Waterford Crescent |
| Subdivision | Waterford             |
| City        | Chestermere           |
| County      | Chestermere           |
| Province    | Alberta               |
| Postal Code | T1X 3A2               |

**Amenities**

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

**Interior**

|                   |                                                                                                             |
|-------------------|-------------------------------------------------------------------------------------------------------------|
| Interior Features | Chandelier, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Walk-In Closet(s)               |
| Appliances        | Dishwasher, Electric Cooktop, Electric Stove, Gas Range, Microwave, Oven-Built-In, Range Hood, Refrigerator |
| Heating           | Forced Air                                                                                                  |
| Cooling           | None                                                                                                        |
| Fireplace         | Yes                                                                                                         |
| # of Fireplaces   | 1                                                                                                           |
| Fireplaces        | Gas                                                                                                         |

|              |                                                 |
|--------------|-------------------------------------------------|
| Has Basement | Yes                                             |
| Basement     | Finished, Full, Exterior Entry, Suite, Walk-Out |

## Exterior

|                   |                                                            |
|-------------------|------------------------------------------------------------|
| Exterior Features | Balcony, BBQ gas line                                      |
| Lot Description   | Landscaped, Reverse Pie Shaped Lot                         |
| Roof              | Asphalt Shingle                                            |
| Construction      | Cement Fiber Board, Composite Siding, Concrete, Wood Frame |
| Foundation        | Poured Concrete                                            |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 10th, 2025 |
| Days on Market | 10                 |
| Zoning         | RC-1               |

## Listing Details

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

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