

# \$1,199,999 - 218 Waterstone Bay, Chestermere

MLS® #A2254222

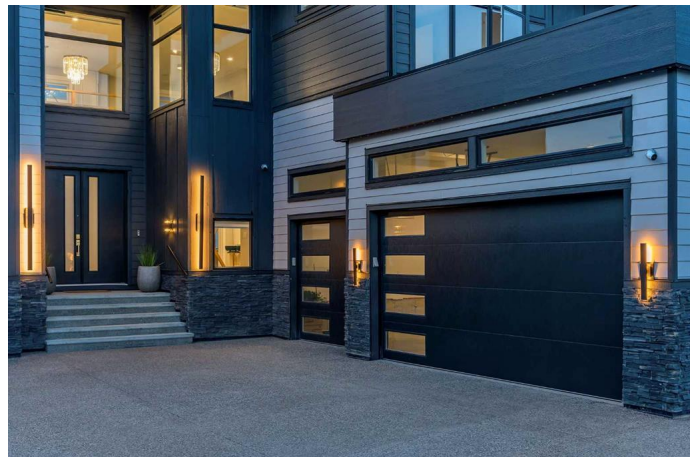
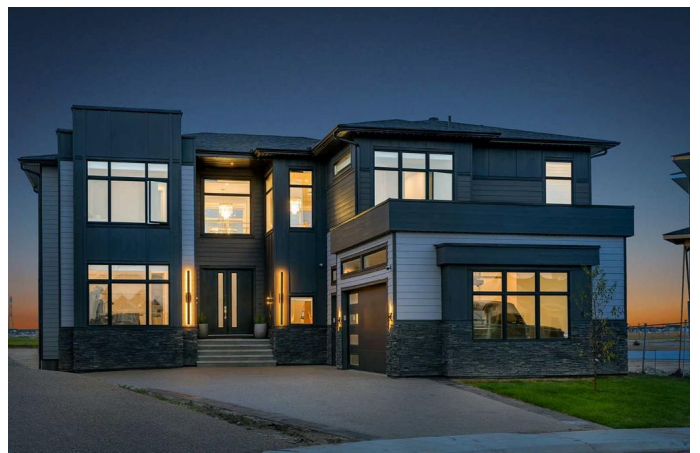
**\$1,199,999**

6 Bedroom, 7.00 Bathroom, 3,656 sqft

Residential on 0.16 Acres

NONE, Chestermere, Alberta

Welcome to Waterford Estates â€” Chestermereâ€™s newest luxury community, where modern design meets timeless elegance. This brand-new 2025-built 6-bedroom, 7-bathroom custom estate home blends striking architecture with thoughtful design, offering a perfect balance of luxury, comfort, and functionality. From the moment you arrive, the impressive oversized triple-car garage, striking exterior finishes, and grand double front doors set the tone for the refined interior. Step into a dramatic foyer with floor-to-ceiling custom windows that bathe the home in natural light. The main floor is built for modern living, featuring a designer JennAir kitchen, a fully equipped spice kitchen with all five appliances, a main-floor ensuite bedroom, dedicated office, serene prayer room, and a walk-in pantry with abundant storage â€” ideal for a growing family. Upstairs, enjoy two primary suites, one with a private balcony, along with spacious additional bedrooms and beautifully appointed bathrooms. The show-stopping walkout basement expands your lifestyle with a generous recreation space, custom wet bar, home gym, and a private guest suite, perfect for entertaining or extended family. Luxury details continue throughout with smart blinds and smart curtains on the main floor, LED stair lighting, premium finishes, and two expansive decks that seamlessly connect indoor and outdoor living. Located in a sought-after new master-planned community, just minutes from



Chestermere Lake, schools, parks, and future amenities, this home delivers the ultimate blend of luxury, lifestyle, and location.

Built in 2025

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2254222    |
| Price          | \$1,199,999 |
| Bedrooms       | 6           |
| Bathrooms      | 7.00        |
| Full Baths     | 5           |
| Half Baths     | 2           |
| Square Footage | 3,656       |
| Acres          | 0.16        |
| Year Built     | 2025        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                    |
|-------------|--------------------|
| Address     | 218 Waterstone Bay |
| Subdivision | NONE               |
| City        | Chestermere        |
| County      | Chestermere        |
| Province    | Alberta            |
| Postal Code | T1X 2Z1            |

**Amenities**

|                |                                                                                                                                        |
|----------------|----------------------------------------------------------------------------------------------------------------------------------------|
| Parking Spaces | 8                                                                                                                                      |
| Parking        | RV Access/Parking, Triple Garage Attached, Concrete Driveway, Front Drive, Garage Door Opener, Garage Faces Side, Insulated, Oversized |
| # of Garages   | 3                                                                                                                                      |

**Interior**

|                   |                                                                                                                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Double Vanity, French Door, High Ceilings, Kitchen Island, Pantry, Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s), Wet Bar, Bidet, Chandelier, Stone Counters, Wired for Sound |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

|                 |                                                                                                                                       |
|-----------------|---------------------------------------------------------------------------------------------------------------------------------------|
| Appliances      | Bar Fridge, Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Gas Range |
| Heating         | Forced Air                                                                                                                            |
| Cooling         | None                                                                                                                                  |
| Fireplace       | Yes                                                                                                                                   |
| # of Fireplaces | 1                                                                                                                                     |
| Fireplaces      | Electric                                                                                                                              |
| Has Basement    | Yes                                                                                                                                   |
| Basement        | Full                                                                                                                                  |

## Exterior

|                   |                                                                               |
|-------------------|-------------------------------------------------------------------------------|
| Exterior Features | Balcony, BBQ gas line, Lighting, Private Yard, Rain Gutters, Private Entrance |
| Lot Description   | Cul-De-Sac, Pie Shaped Lot                                                    |
| Roof              | Asphalt Shingle                                                               |
| Construction      | Composite Siding, Concrete, Stone, Wood Frame                                 |
| Foundation        | Poured Concrete                                                               |

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 4th, 2025 |
| Days on Market | 62                  |
| Zoning         | R1                  |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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