



THE
A-TEAM

**RE/MAX
FIRST**

104 WATERSTONE Park, Chestermere T1X1X1

MLS® #: **A2092632**

Area: **NONE**

Listing Date: **11/09/23**

List Price: **\$1,125,000**

Status: **Active**

County: **Chestermere**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Chestermere**
Year Built: **2024**
Lot Information
Lot Sz Ar: **5,940 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **3,067**
Low Sqft:
Ttl Sqft: **3,067**

DOM

192
Layout
Beds: **5 (5)**
Baths: **4.0 (4 0)**
Style: **2 Storey**

Parking

Ttl Park: **6**
Garage Sz: **3**

Access:

Lot Feat:

Park Feat:

Interior Lot,Level,Rectangular Lot

Aggregate,Garage Door Opener,Garage Faces Front,Triple Garage Attached

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **High Efficiency,Forced Air,Natural Gas**
Sewer:
Ext Feat: **None**

Construction: **Manufactured Floor Joist,Stucco,Wood Frame**
Flooring: **Carpet,Ceramic Tile,Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Dishwasher,Garage Control(s),Gas Cooktop,Microwave,Range Hood,Refrigerator**
Int Feat: **Built-in Features,Ceiling Fan(s),Crown Molding,Double Vanity,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Tray Ceiling(s),Walk-In Closet(s),Wired for Data,Wired for Sound**

Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	11`10" x 10`11"
Family Room	Main	14`3" x 15`1"
Kitchen	Main	14`9" x 15`1"
Pantry	Main	5`2" x 5`9"
3pc Bathroom	Main	8`0" x 5`0"
Bedroom - Primary	Upper	15`1" x 16`1"

Room	Level	Dimensions
Dining Room	Main	11`0" x 10`8"
Nook	Main	11`3" x 15`4"
Spice Kitchen	Main	14`6" x 5`8"
Bedroom	Main	9`0" x 9`8"
Mud Room	Main	8`9" x 5`0"
5pc Ensuite bath	Upper	12`3" x 9`0"

Walk-In Closet	Upper	12`3" x 8`5"	Bonus Room	Upper	12`0" x 13`9"
Laundry	Upper	10`7" x 5`6"	Bedroom	Upper	10`2" x 12`0"
3pc Bathroom	Upper	10`2" x 5`0"	Bedroom	Upper	10`5" x 12`0"
3pc Bathroom	Upper	5`0" x 8`5"	Bedroom	Upper	10`5" x 12`0"
Legal/Tax/Financial					

Title:	Zoning:				
Fee Simple	R1				
Legal Desc:	2312062		Remarks		

Pub Rmks:	<p> Waterford Estates - New Community in Chestermere 5 Beds + 4 Baths Over 3000 SQFT Introducing a stunning brand new 2 storey single family home with a triple garage attached, offering luxurious high-end finishings throughout. With a total of 5 spacious bedrooms, including 1 primary bedroom with its own ensuite, and 4 full bathrooms, this home is designed to accommodate large families and offer the utmost comfort. The main floor boasts 9 feet ceilings and features a master kitchen equipped with chef-grade appliances, along with a walkthrough spice kitchen that provides easy and quick access to the mudroom leading to the garage. The main floor also includes a living room, family room, dining room, full 3 piece washroom, 2 huge open-to-above ceiling height, and a flex room that can be utilized as a 5th bedroom, office, or any other space to suit your needs. The second floor features 4 bedrooms, each with their own closets, a bonus room, and 2 open-to-below area space that creates a grand and spacious feel. The laundry room, finished with cabinets and a sink, adds to the convenience of this home. The primary bedrooms boasts a stunning tray ceiling. This home is currently under construction, giving you the opportunity to select your finishes and options at this stage to customize your dream home to your unique style and preferences. Don't miss the chance to own this exquisite home in a sought-after neighborhood! In addition to the exceptional features of this stunning brand new 2 storey single family home, it is situated on a generous lot size of 54 feet wide by 110 feet long. The property is located in the prestigious Waterford Estates, Chestermere AB, providing you with a desirable and sought-after location. This large lot offers ample outdoor space for you and your family to enjoy, whether it's for gardening, outdoor entertainment, or just relaxing in the sunshine. The neighborhood is known for its beautiful landscaping, friendly atmosphere, and excellent amenities, including schools, shopping, and recreational facilities. Come and experience the luxury and comfort of this beautiful home situated on a prime lot in one of Chestermere's most desirable neighborhoods.</p>				
Inclusions:	NA				
Property Listed By:	CENTURY 21 BRAVO REALTY				

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











