

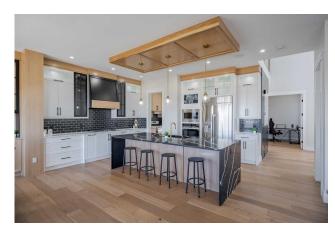
## 104 WATERSTONE Park, Chestermere T1X1X1

Sewer:

NONE MLS®#: A2092632 Area: Listing 11/09/23 List Price: **\$1,125,000** 

Status: Active County: Chestermere None Association: Fort McMurray Change:

Date:



**General Information** 

Prop Type: Residential Sub Type: City/Town:

Year Built: 2024 Lot Information

Lot Sz Ar: Lot Shape:

Detached Chestermere

Finished Floor Area Abv Saft:

Low Sqft:

5,940 sqft Ttl Sqft:

<u>Parking</u>

DOM

192

<u>Layout</u>

Beds:

Baths:

Style:

6 Ttl Park: 3 Garage Sz:

5 (5) 4.0 (4 0)

2 Storey

Access:

Lot Feat: Interior Lot, Level, Rectangular Lot Park Feat:

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

3,067

3,067

## Utilities and Features

Roof: **Asphalt Shingle** Construction:

Heating: High Efficiency, Forced Air, Natural Gas Manufactured Floor Joist, Stucco, Wood Frame

Flooring:

Ext Feat: None 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

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	11`10" x 10`11"	Dining Room	Main	11`0" x 10`8"
Family Room	Main	14`3" x 15`1"	Nook	Main	11`3" x 15`4"
Kitchen	Main	14`9" x 15`1"	Spice Kitchen	Main	14`6" x 5`8"
Pantry	Main	5`2" x 5`9"	Bedroom	Main	9`0" x 9`8"
3pc Bathroom	Main	8`0" x 5`0"	Mud Room	Main	8`9" x 5`0"
Bedroom - Primary	Upper	15`1" x 16`1"	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" 10`7" x 5`6" 10`2" x 12`0" Laundry Upper **Bedroom** Upper 3pc Bathroom Upper 10'2" x 5'0" **Bedroom** Upper 10`5" x 12`0" 5`0" x 8`5" 10`5" x 12`0" 3pc Bathroom Upper **Bedroom** Upper Legal/Tax/Financial

Title: Zoning: Fee Simple R1

Legal Desc: **2312062** 

Remarks

Pub Rmks:

| 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 recreati

Inclusions:

Property Listed By: CENTURY 21 BRAVO REALTY

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







