



THE
A-TEAM

**RE/MAX
FIRST**

300 WATERCREST Place, Chestermere T1X1X1

MLS®#: **A2105631**

Area: **NONE**

Listing Date: **02/04/24**

List Price: **\$1,199,900**

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: **6,710 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **3,312**

Low Sqft:

Ttl Sqft: **3,312**

DOM

105

Layout

Beds: **5 (5)**

Baths: **4.0 (4 0)**

Style: **2 Storey**

Parking

Ttl Park: **6**

Garage Sz: **3**

Access:

Lot Feat:

Park Feat:

Corner 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

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
3pc Bathroom	Main	0`0" x 0`0"	Bedroom	Main	32`10" x 38`10"
Living Room	Main	46`2" x 50`7"	Mud Room	Main	20`6" x 27`4"
Spice Kitchen	Main	34`2" x 33`4"	Kitchen	Main	53`1" x 32`0"
Family Room	Main	51`1" x 49`6"	Nook	Main	53`1" x 30`7"
Dining Room	Main	37`2" x 40`5"	Bedroom - Primary	Upper	52`9" x 50`10"
5pc Ensuite bath	Upper	0`0" x 0`0"	Bedroom	Upper	40`9" x 41`0"

3pc Ensuite bath	Main	0`0" x 0`0"	Bedroom	Upper	41`10" x 33`1"
Bonus Room	Upper	46`9" x 51`1"	Bedroom - Primary	Upper	43`9" x 47`10"
3pc Ensuite bath	Upper	0`0" x 0`0"	Legal/Tax/Financial		

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

Pub Rmks:	<p> Waterford Estates - New Community in Chestermere CORNER LOT 61 FEET X 110 FEET 5 Beds +4 Baths Over 3300 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 above grade, including 2 primary bedrooms 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 10 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, a 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 9 feet ceiling, 4 bedrooms, each with its own closets, a bonus room, and a 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 boast 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 neighbourhood! 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 56 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 neighbourhood 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 neighbourhoods.</p>				
Inclusions:	N/A				
Property Listed By:	Century 21 Bravo Realty				

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











