



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**62 WATERFORD Road, Chestermere T1X 0M6**

MLS® #: **A2116555**

Area:

Listing **03/26/24**

List Price: **\$1,189,000**

Status: **Active**

County: **Chestermere**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Detached**

City/Town:

**Chestermere**

Year Built:

**2022**

Lot Information

Finished Floor Area

Lot Sz Ar:

**5,224 sqft**

Lot Shape:

Abv Sqft:

**3,291**

Low Sqft:

Ttl Sqft:

**3,291**

DOM

**54**

Layout

Beds:

**7 (5 2 )**

Baths:

**5.0 (5 0)**

Style:

**2 Storey**

Parking

Ttl Park:

**3**

Garage Sz:

**647**

Access:

Lot Feat:

Park Feat:

**Landscaped**

**Driveway,Heated Garage,Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Balcony**

Construction:

**Cement Fiber Board,Composite**

**Siding,Concrete,Stone,Stucco,Wood Frame**

Flooring:

**Carpet,Ceramic Tile,Hardwood**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**Built-In Oven,Dishwasher,Dryer,Electric Cooktop,Garburator,Gas Range,Humidifier,Range Hood,Washer**

Int Feat:

**Built-in Features,Ceiling Fan(s),Double Vanity,High Ceilings,Kitchen Island,Quartz Counters,Recessed Lighting,Steam Room,Vaulted Ceiling(s),Walk-In Closet(s),Wet Bar**

Utilities:

Room Information

Room

**Family Room**

**Bedroom**

**Bedroom**

**Bedroom**

**Bedroom**

Level

**Main**

**Main**

**Second**

**Second**

**Basement**

Dimensions

**15`8" x 11`11"**

**10`5" x 10`6"**

**14`0" x 10`10"**

**12`11" x 12`0"**

**12`2" x 13`3"**

Room

**Dining Room**

**Bedroom - Primary**

**Bedroom**

**Bonus Room**

**Bedroom**

Level

**Main**

**Second**

**Second**

**Second**

**Basement**

Dimensions

**14`7" x 14`4"**

**14`8" x 19`3"**

**13`1" x 11`10"**

**19`1" x 13`6"**

**13`3" x 12`1"**

Game Room  
5pc Ensuite bath  
4pc Bathroom  
3pc Bathroom

Basement  
Second  
Second  
Basement

20`3" x 22`9"  
14`3" x 9`4"  
5`6" x 12`0"  
9`1" x 6`4"

Walk-In Closet  
3pc Bathroom  
3pc Ensuite bath

Basement  
Main  
Second

10`4" x 6`4"  
5`0" x 9`0"  
11`6" x 5`3"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**RC-1**

**8110008**

Remarks

Pub Rmks:

**A testament to luxury and comfort, boasting a spacious 7-bedroom layout, 5 full bathrooms, a bonus room, spice kitchen, home theater, main floor office, and a master bedroom suite complete with a walk-in closet. Nestled in a serene neighborhood, this residence offers the epitome of contemporary living with its elegant design and thoughtful amenities. As you enter through the grand foyer, you are greeted by an ambiance of sophistication and warmth. The main floor unfolds graciously, revealing a meticulously crafted main floor office, ideal for those who seek a dedicated workspace or a quiet retreat for reading and contemplation. Beyond the office lies the heart of the home - a sprawling living area that seamlessly integrates the gourmet kitchen, dining space, and family room. This open-concept layout is perfect for entertaining guests or enjoying cozy family gatherings. The kitchen is a chef's dream, featuring high-end appliances, custom cabinetry, and a large center island that doubles as a breakfast bar. Whether you're preparing a casual meal for the family or hosting a lavish dinner party, this culinary haven offers both style and functionality with the spice kitchen. For those seeking relaxation and rejuvenation, the master bedroom suite is a sanctuary unto itself. This lavish retreat boasts ample space, abundant natural light, and a luxurious en-suite bathroom with dual vanities, a soaking tub, and a separate walk-in shower. The pièce de resistance? A generously sized walk-in closet that promises to fulfill every fashionista's storage needs. Each bedroom is thoughtfully designed with comfort and privacy in mind, providing a tranquil haven for rest and relaxation. But perhaps the crowning jewel of this magnificent property is the state-of-the-art home theater, where you can immerse yourself in the ultimate cinematic experience without ever leaving the comfort of home. Whether you're hosting a movie night with friends or enjoying a quiet evening with loved ones, this dedicated space is sure to impress even the most discerning cinephile. Outside, the expansive backyard beckons with its lush landscaping, sprawling lawn, and patio area - the perfect setting for al fresco dining, outdoor entertaining, or simply basking in the natural beauty that surrounds you. In conclusion, this stunning property offers a rare opportunity to experience the height of luxury living. From its spacious layout and thoughtful design to its abundance of amenities and impeccable craftsmanship, every aspect of this home has been meticulously curated to exceed your expectations.**

Inclusions:  
Property Listed By:

**N/A**  
**Real Broker**

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











62 Waterford Rd, Chestermere, AB

1st Floor Exterior Area 1827.57 sq ft  
Excluded Area 22.75 sq ft



0 2 4

PREPARED: J2045316



White regions are excluded from total floor area in BIGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

62 Waterford Rd, Chestermere, AB

Basement (Below Grade) Exterior Area 1300.00 sq ft



0 2 4

PREPARED: J2045316



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