



THE
A-TEAM

**RE/MAX
FIRST**

313 WATERCREST Place, Chestermere T1X1X1

MLS®#: **A2117499**

Area: **NONE**

Listing Date: **03/29/24**

List Price: **\$1,150,000**

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: **6,160 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **3,268**
Low Sqft:
Ttl Sqft: **3,268**

DOM

267
Layout
Beds: **4 (4)**
Baths: **4.0 (4 0)**
Style: **2 Storey**

Parking

Ttl Park: **5**
Garage Sz: **3**

Access:

Lot Feat: **Back Yard**
Park Feat: **Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **High Efficiency, Forced Air, Natural Gas**
Sewer:
Ext Feat: **Private Yard**

Construction: **Stucco, Wood Frame**
Flooring: **Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Gas Range, Built-In Oven, Dishwasher, Range Hood, Refrigerator, Washer/Dryer**
Int Feat: **High Ceilings, Quartz Counters**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Family Room	Main	16`0" x 16`5"	Dining Room	Main	10`0" x 11`6"
Office	Main	11`0" x 9`0"	3pc Bathroom	Main	9`0" x 5`0"
Spice Kitchen	Main	9`3" x 6`3"	Kitchen	Main	18`9" x 18`0"
Mud Room	Main	9`9" x 6`3"	Living Room	Main	14`1" x 11`10"
Bedroom - Primary	Upper	16`1" x 15`3"	5pc Ensuite bath	Upper	11`3" x 10`0"
Walk-In Closet	Upper	13`0" x 5`0"	Laundry	Upper	5`9" x 7`0"
3pc Bathroom	Upper	8`9" x 5`9"	Bedroom	Upper	10`9" x 10`6"
Bedroom	Upper	13`1" x 10`1"	Bedroom - Primary	Upper	14`7" x 11`0"
3pc Ensuite bath	Upper	12`0" x 5`7"	Bonus Room	Upper	14`7" x 11`9"

Title: **Fee Simple**
Legal Desc: **0**

Zoning: **R1**

Remarks

Pub Rmks: **Welcome to your dream home in the prestigious community of Waterford Estates in Chestermere! This stunning 2-storey residence boasts over 3000 sq. ft. of luxurious living space, perfectly complemented by a triple garage. Nestled on a spacious corner lot measuring 56' x 110', this home exudes elegance with its high-end finishes throughout. Step inside to discover a thoughtfully designed interior featuring 9-foot ceilings on both the main and upper floors, creating an airy and inviting atmosphere. Not only does this home offer a showpiece kitchen, but also a full-spice kitchen, perfect for families who love to entertain and cook. Imagine hosting gatherings with ease, with ample space and top-of-the-line appliances at your fingertips. The main floor offers both a living room and family room, providing ample space for entertainment and relaxation. Whether you're hosting guests or enjoying quiet evenings with loved ones, there's room for everyone to unwind in comfort. High-end finishes include full ceiling finished cabinets, quartz countertops, and luxury vinyl plank flooring, adding a touch of sophistication and style to every corner of the home. With 4 bedrooms and 4 full bathrooms, including 2 master bedrooms each with their own ensuite bathrooms, comfort and convenience await every member of the family. Entertain in style with the open-concept layout accentuated by an impressive open-to-below area, seamlessly connecting the main living spaces. Upstairs, unwind in the cozy bonus room, perfect for movie nights or quiet relaxation. Experience luxurious living at its finest in this meticulously crafted home, where every detail has been carefully considered to provide the ultimate in comfort and style. Don't miss your chance to make this exquisite property yours**

Inclusions: **N/A**
Property Listed By: **TREC The Real Estate Company**

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