



THE
A-TEAM

**RE/MAX
FIRST**

14 WATERFORD Crescent, Chestermere T1X 2V1

MLS®#: **A2136442**

Area:

Listing **06/05/24**

List Price: **\$1,049,000**

Status: **Active**

County: **Chestermere**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Chestermere**
Year Built: **2024**

Finished Floor Area

Abv Sqft: **2,739**

Low Sqft:

Ttl Sqft: **2,739**

Lot Information

Lot Sz Ar: **4,897 sqft**

Lot Shape:

DOM

115

Layout

Beds: **5 (4 1)**

Baths: **5.0 (5 0)**

Style: **2 Storey**

Parking

Ttl Park: **6**

Garage Sz: **3**

Access:

Lot Feat: **City Lot,Rectangular Lot**

Park Feat: **Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **BBQ gas line**

Construction:

Concrete,Stone,Stucco,Wood Frame

Flooring:

Carpet,Ceramic Tile,Hardwood

Water Source:

Fnd/Bsmt:

Slab

Kitchen Appl:

Built-In Refrigerator,Dishwasher,Electric Cooktop,Gas Range,Microwave,Oven-Built-In,Range Hood

Int Feat:

Built-in Features,Kitchen Island,Open Floorplan,Quartz Counters,Separate Entrance,Walk-In Closet(s)

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	16`0" x 9`5"	Dining Room	Main	16`0" x 11`0"
Living Room	Main	16`0" x 13`2"	Den	Main	9`6" x 9`0"
Spice Kitchen	Main	13`5" x 5`10"	Foyer	Main	7`6" x 7`5"
Bonus Room	Upper	14`6" x 10`0"	Living Room	Basement	18`9" x 16`0"
Laundry	Upper	8`11" x 7`4"	Furnace/Utility Room	Basement	12`2" x 10`8"
Mud Room	Main	10`0" x 5`11"	Bedroom - Primary	Second	16`0" x 12`8"
Bedroom	Second	12`0" x 10`6"	Kitchen	Main	16`0" x 9`5"

Dining Room	Main	16`0" x 11`0"	Living Room	Main	16`0" x 13`2"
Den	Main	9`6" x 9`0"	Spice Kitchen	Main	13`5" x 5`10"
Foyer	Main	7`6" x 7`5"	Bonus Room	Upper	14`6" x 10`0"
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Furnace/Utility Room	Basement	12`2" x 10`8"	Mud Room	Main	10`0" x 5`11"
Bedroom	Second	16`0" x 12`8"	Bedroom	Basement	12`0" x 11`4"
Bedroom	Second	14`0" x 13`6"	3pc Bathroom	Main	8`5" x 5`0"
5pc Ensuite bath	Second	15`8" x 10`3"	3pc Bathroom	Second	10`6" x 5`0"
3pc Ensuite bath	Second	9`8" x 5`0"	3pc Bathroom	Second	6`9" x 4`6"

Legal/Tax/Financial

Title: **Fee Simple**
 Legal Desc: **2310082**

Zoning: **RC-1**
 Remarks

Pub Rmks: **Nestled within the serene and sought-after Lake Community of Chestermere, lies a contemporary haven offering unparalleled luxury and comfort. Featuring nearly 3800 square feet of refined living space, where modern design seamlessly blends with functional elegance. Situated in the prestigious Waterford neighbourhood, this meticulously crafted residence boasts a plethora of features, including a LEGAL 2-Bedroom SUITE, a triple front attached garage, and a wealth of bedrooms and bathrooms to accommodate every need. Step through the double-door entryway into a world of sophistication and style. The open-concept layout, seamlessly connects the living, dining, and kitchen areas. Oversized windows flood the interior with natural light, creating a warm and inviting ambiance. Whether hosting a formal dinner party or enjoying a cozy night in with family, the living spaces of this residence provide the perfect backdrop for any occasion. Spanning three levels, this residence offers a total of 7 bedrooms and 5 bathrooms, providing ample space for both relaxation and entertainment. The upper floor, a sanctuary of comfort, houses 4 bedrooms and 3 bathrooms, including 2 master suites. Additionally, a conveniently located laundry room and a versatile bonus room complete this level, catering to the needs of modern family living. The main floor of this residence is a testament to both style and functionality. Engineered hardwood floors flow seamlessly throughout, complementing the contemporary design aesthetic. The main floor bedroom and adjacent 3-piece bathroom offer convenience and versatility, catering to guests or multigenerational living arrangements. A spice kitchen, equipped with a gas range, provides supplementary space for culinary endeavours, while the main kitchen dazzles with quartz countertops and painted MDF cabinets. The pièce de résistance of this residence is undoubtedly its legal 2-bedroom suite, located in the walk-out basement. With its own separate entrance, kitchen, and living space, this suite offers the potential for additional income or accommodations for extended family members. Whether used as a rental property or guest suite, this versatile space adds both value and convenience to the home. This home has it all from its elegant design and high-end finishes to its spacious layout and income-generating potential, every aspect of this home has been carefully considered to exceed the expectations of even the most discerning homeowner. Whether you're seeking a serene retreat or an entertainer's paradise, this home offers the perfect canvas for realizing your dreams. Welcome to a lifestyle of unparalleled elegance and convenience, where every day feels like a retreat. Welcome home. ***Disclaimer measurements are extrapolated from blueprints. Photos are taken from a previously built similar model home hence interior finishes may vary*****

Inclusions: **Hoodfan in Sprice Kitchen**
 Property Listed By: **Real Broker**

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