



THE
A-TEAM

**RE/MAX
FIRST**

321 WATERCREST Place, Chestermere T1X 2Y9

MLS®#: **A2159917**

Area: **NONE**

Listing Date: **08/22/24**

List Price: **\$1,169,900**

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

Finished Floor Area
Abv Sqft: **3,347**
Low Sqft:
Ttl Sqft: **3,347**

DOM

91
Layout
Beds: **5 (5)**
Baths: **4.0 (4 0)**
Style: **2 Storey**

Parking

Ttl Park: **6**
Garage Sz: **3**

Access:

Lot Feat: **Interior Lot,Level,Rectangular Lot**
Park Feat: **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 Freezer,Built-In Oven,Built-In Refrigerator,Dishwasher,Garage Control(s),Gas Cooktop,Gas Stove,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

Room	Level	Dimensions
3pc Bathroom	Main	0`0" x 0`0"
Living Room	Main	14`1" x 15`5"
Spice Kitchen	Main	10`5" x 10`2"
Family Room	Main	15`7" x 15`1"
Dining Room	Main	11`4" x 12`4"
5pc Ensuite bath	Upper	0`0" x 0`0"

Room	Level	Dimensions
Bedroom	Main	10`0" x 11`10"
Mud Room	Main	6`3" x 8`4"
Kitchen	Main	16`2" x 9`9"
Nook	Main	16`2" x 9`4"
Bedroom - Primary	Upper	16`1" x 15`6"
Bedroom	Upper	12`5" x 12`6"

3pc Ensuite bath	Main	0`0" x 0`0"	Bedroom	Upper	12`9" x 10`1"
Bonus Room	Upper	14`3" x 15`7"	Bedroom - Primary	Upper	13`4" x 14`7"
3pc Ensuite bath	Upper	0`0" x 0`0"			

Legal/Tax/Financial

Title: Fee Simple
 Legal Desc: 2312062

Zoning: R1

Remarks

Pub Rmks: | Waterford Estates - New Community in Chestermere | 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 ensuites, and a total of 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 an 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. 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.

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