



THE
A-TEAM

**RE/MAX
FIRST**

62 Waterford ROAD Road, Chestermere T1X 2M7

MLS®#: **A2164241** Area: **NONE** Listing Date: **09/09/24** List Price: **\$1,155,000**
 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
 Lot Sz Ar: **5,224 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **3,291**
 Low Sqft:
 Ttl Sqft: **3,291**

DOM

72
Layout
 Beds: **7 (5 2)**
 Baths: **5.0 (5 0)**
 Style: **2 Storey**

Parking

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

Access:
 Lot Feat: **Landscaped**
 Park Feat: **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, Quartz Counters, Recessed Lighting, Steam Room, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Family Room	Main	15`8" x 11`11"	Bedroom	Main	10`5" x 10`6"
Bedroom	Second	14`0" x 10`10"	Bedroom	Second	12`11" x 12`0"
Bedroom	Basement	12`2" x 13`3"	Game Room	Basement	20`3" x 22`9"
5pc Ensuite bath	Second	14`3" x 9`4"	4pc Bathroom	Second	5`6" x 12`0"
3pc Bathroom	Basement	9`1" x 6`4"	Dining Room	Main	14`7" x 14`4"
Bedroom - Primary	Second	14`8" x 19`3"	Bedroom	Second	13`1" x 11`10"

Bonus Room
Walk-In Closet
3pc Ensuite bath

Second
Basement
Second

19'1" x 13'6"
10'4" x 6'4"
11'6" x 5'3"

Bedroom
3pc Bathroom

Basement
Main

13'3" x 12'1"
5'0" x 9'0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

2110528

Zoning:
RC-1

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 résistance? 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







