



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**335 WATERFORD Grove, Chestermere T1X 2T9**

MLS® #: **A2165461**

Area: **NONE**

Listing Date: **09/19/24**

List Price: **\$1,299,900**

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: **5,663 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **3,040**  
Low Sqft:  
Ttl Sqft: **3,040**

DOM

**63**  
Layout  
Beds: **5 (5 )**  
Baths: **4.0 (4 0)**  
Style: **2 Storey**

Parking

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

Access:

Lot Feat:

Park Feat:

**Back Yard,Corner Lot,Lawn,Street Lighting,See Remarks  
Driveway,Garage Faces Front,Insulated,Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Lighting,Rain Gutters**

Construction:  
**Cement Fiber Board,Stucco**  
Flooring:  
**Carpet,Tile,Vinyl Plank**  
Water Source:  
Fnd/Bsmt:  
**Poured Concrete**

Kitchen Appl: **See Remarks**  
Int Feat: **Built-in Features,Chandelier,Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Recessed Lighting,See Remarks,Separate Entrance,Smart Home,Soaking Tub,Vinyl Windows,Walk-In Closet(s)**

Utilities:

Room Information

| <u>Room</u>           | <u>Level</u> | <u>Dimensions</u>    |
|-----------------------|--------------|----------------------|
| <b>Mud Room</b>       | <b>Main</b>  | <b>6`9" x 5`11"</b>  |
| <b>Walk-In Closet</b> | <b>Main</b>  | <b>5`0" x 6`1"</b>   |
| <b>Spice Kitchen</b>  | <b>Main</b>  | <b>12`11" x 5`5"</b> |
| <b>Family Room</b>    | <b>Main</b>  | <b>13`6" x 15`0"</b> |

| <u>Room</u>         | <u>Level</u> | <u>Dimensions</u>    |
|---------------------|--------------|----------------------|
| <b>Bedroom</b>      | <b>Main</b>  | <b>9`6" x 11`1"</b>  |
| <b>4pc Bathroom</b> | <b>Main</b>  | <b>0`0" x 0`0"</b>   |
| <b>Kitchen</b>      | <b>Main</b>  | <b>13`6" x 15`0"</b> |
| <b>Living Room</b>  | <b>Main</b>  | <b>11`8" x 22`6"</b> |

|                   |       |               |                  |       |               |
|-------------------|-------|---------------|------------------|-------|---------------|
| Bedroom - Primary | Upper | 13`0" x 15`2" | Walk-In Closet   | Upper | 6`6" x 12`7"  |
| Bonus Room        | Upper | 13`4" x 14`9" | 5pc Ensuite bath | Upper | 0`0" x 0`0"   |
| Laundry           | Upper | 7`4" x 6`0"   | 4pc Ensuite bath | Upper | 8`9" x 5`0"   |
| Bedroom - Primary | Upper | 11`6" x 12`6" | Walk-In Closet   | Upper | 7`9" x 5`1"   |
| Bedroom           | Upper | 11`3" x 10`6" | Bedroom          | Upper | 10`4" x 11`6" |
| 4pc Bathroom      | Upper | 0`0" x 0`0"   |                  |       |               |

Legal/Tax/Financial

Title: Zoning:  
**Fee Simple** **TBV**  
Legal Desc: **TBV**

Remarks

Pub Rmks: **\*\*SHOW HOME\*\* Walkout Basement | Corner Lot | Full of Upgrades | 1410 SqFt Legal 2 Bedroom Basement Suite | 3040 SqFt Main & Upper | Chef's Kitchen | Spice Kitchen | Open to Below Ceilings | Quartz Countertops Throughout | 80 US Gallon Hot Water Tank | High Efficiency Direct Vent Furnace | Google Nest Smart Home | Cameras & Doorbell Camera | Security Screen in Kitchen | 9FT Main Level Ceilings | Knockdown Spantex Ceiling | Custom MDF Closets | LVP Flooring on Main Level | Feature Wall | 9 Ft Basement Ceiling | LVP Flooring in Basement | Triple Attached Garage | EV Charging | Exposed Aggregate Driveway | Hardie Board Siding. Dream Built Homes welcomes you to your stunning brand new home with immaculate finishes & loaded with upgrades! This expansive 2-storey show home boasts 3040 SqFt throughout the main & upper levels with an additional 1410 SqFt in the 2 bedroom legal walk-out basement suite! Open the front door to a grand foyer with closet storage, wide plank vinyl flooring, & large windows filling the space with natural light. The beautiful open floor plan is welcoming & complimented with 9Ft ceilings emphasizing the size of the home. The chef's kitchen is outfitted with 3/4" quartz countertops, 42" tall cabinets in a shaker panel design, stainless steel appliances, MDF pantry shelving, & a large centre island with a barstool seating area. Keep this kitchen sparkling & use the spice kitchen with a gas stove, range hood, double basin sink & additional cabinet storage. The breakfast nook is bright as its framed with large North facing windows & a door to the large rear deck. The vinyl deck expands the full width of the home & is outfitted with a gas line for a BBQ & plenty of room for outdoor dining. The main family room is accented with a fireplace adding both style & comfort to the space. The second living/dining space is flexible & can be used for a formal dining room or additional day seating. The main level bedroom & 4pc bathroom are a great addition for a large family. The main level is complete with a mudroom off the interior garage door with built-ins for easy storage. Head up the stairs to a gorgeous upper level with 2 primary bedrooms, 2 additional bedrooms, a bonus room & laundry room. The 1st primary bedroom is a personal oasis with large North facing windows, a deep walk-in closet & private 5pc ensuite bath. The ensuite is finished with tile flooring, quartz countertops, a double vanity, deep soaking tub, walk-in closet & private washing closet. The 2nd primary bedroom also has a walk-in closet & is paired with a 4pc ensuite bath with a tub/shower combo. Bedrooms 2 & 3 are both large & share the main 4pc bath. The laundry room is outfitted with a quartz countertop & undermount sink & faucet. This home is ready for a leaseback by builder. \*Photos are representative of previous homes built by Dream Built Homes Inc.; colours, selections, finishes will differ from what is shown & will be updated once construction of 335 Waterford Grove is completed.**

Inclusions: **Builder Appliance Package**  
Property Listed By: **RE/MAX Crown**

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



