



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

51
Layout
Beds: **5 (5)**
Baths: **4.0 (4 0)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Corner Lot,Lawn,Street Lighting,See Remarks**
Park Feat: **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>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Mud Room	Main	6`9" x 5`11"	Bedroom	Main	9`6" x 11`1"
Walk-In Closet	Main	5`0" x 6`1"	4pc Bathroom	Main	0`0" x 0`0"
Spice Kitchen	Main	12`11" x 5`5"	Kitchen	Main	13`6" x 15`0"
Family Room	Main	13`6" x 15`0"	Living Room	Main	11`8" x 22`6"

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: **Fee Simple**
 Legal Desc: **TBV**

Zoning: **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



