



THE A-TEAM

RE/MAX FIRST

335 WATERFORD Grove, Chestermere T1X 2T9

MLS@#: A2165461 Area: NONE Listing: 09/19/24 List Price: \$1,299,900
Status: Active County: Chestermere Change: None Association: Fort McMurray



General Information

Prop Type: Residential Detached
City/Town: Chestermere
Year Built: 2024
Lot Sz Ar: 5,663 sqft
Finished Floor Area: 3,040 sqft

DOM

93
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

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Lists rooms like Mud Room, Walk-In Closet, Spice Kitchen, Family Room, Bedroom, 4pc Bathroom, Kitchen, Living Room.

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



