



THE  
**A-TEAM**

**RE/MAX  
FIRST**

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

MLS@#: **A2165476**      Area: **NONE**      Listing Date: **09/23/24**      List Price: **\$1,149,900**  
 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: **3,078**  
 Low Sqft:  
 Ttl Sqft: **3,078**

DOM

**5**  
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: **High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Separate Entrance,Smart Home,Soaking Tub,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>
<b>Living Room</b>	<b>Main</b>	<b>15`8" x 14`4"</b>	<b>Bedroom</b>	<b>Main</b>	<b>9`7" x 12`5"</b>
<b>4pc Ensuite bath</b>	<b>Main</b>	<b>0`0" x 0`0"</b>	<b>Dining Room</b>	<b>Main</b>	<b>9`3" x 10`7"</b>
<b>Spice Kitchen</b>	<b>Main</b>	<b>7`4" x 10`7"</b>	<b>Kitchen</b>	<b>Main</b>	<b>12`9" x 15`4"</b>
<b>Breakfast Nook</b>	<b>Main</b>	<b>8`3" x 7`0"</b>	<b>Bedroom - Primary</b>	<b>Upper</b>	<b>16`0" x 13`4"</b>

<b>5pc Ensuite bath</b>	<b>Upper</b>	<b>7`4" x 17`1"</b>	<b>Walk-In Closet</b>	<b>Upper</b>	<b>10`5" x 6`0"</b>
<b>Laundry</b>	<b>Upper</b>	<b>10`5" x 5`9"</b>	<b>Loft</b>	<b>Upper</b>	<b>11`9" x 14`10"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>11`0" x 12`0"</b>	<b>4pc Ensuite bath</b>	<b>Upper</b>	<b>0`0" x 0`0"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>12`3" x 14`3"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>12`1" x 10`0"</b>
<b>4pc Bathroom</b>	<b>Upper</b>	<b>5`4" x 10`0"</b>			

Legal/Tax/Financial

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

Remarks

Pub Rmks: **Walkout Basement | Brand New Home | Stunning Finishes | 3078 SqFt Main & Upper Level | Open Floor Plan | Formal Dining Room | Main Level Primary Bed with Ensuite Bath | Chef's Kitchen | Spice Kitchen | Open to Above Ceilings | Gas Fireplace | Tray Ceilings | 80 US Gallon Hot Water Tank | High Efficiency Direct Vent Furnace | Upper Level Laundry Room | Upper Level Loft | Jack & Jill Bathroom | Knockdown Spantex Ceiling | Custom MDF Closets | 9 Ft Basement Ceiling | LVP Flooring in Basement | Triple Attached Garage. Dream Built Homes welcomes you to your stunning brand new home with immaculate finishes & loaded with upgrades! This expansive 2-storey show home boasts 3078 SqFt throughout the main & upper levels. Open the front door to a foyer and front living room with large windows! This front living room is a great space for day seating. 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. This main family room has open to below ceilings to the upper level that compliments the space. The formal dining room is great for dinner parties and holidays! The main level primary bedroom and ensuite bathroom are a great addition for a large family. The main level is complete with a mud room off the interior garage door. Upstairs holds 4 large bedrooms, 3 full bathrooms, a loft and a full laundry room. The primary bedroom is an expansive personal oasis paired with a walk-in closet and 5oc ensuite bath. The ensuite is finished with a double vanity, deep soaking tub, walk-in shower and private washing closet. Bedrooms 2 & 3 share a jack & Jill bathroom with a tub/shower combo and double vanity. Bedroom 4 on this upper level has a walk-in closet. The main 4pc bath upstairs has a single vanity and a tub/shower combo. The loft space is a bonus for comfortable family living for the evenings! The laundry located upstairs is a a home owner's dream as its near all the bedrooms! The laundry room is outfitted with a quartz countertop & undermount sink & faucet. Downstairs, the walk-out basement is grand with 9ft ceilings and is ready to grow with your family! \*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 351 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**



