



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**2020 WATERBURY Road, Chestermere T1X 2Y8**

MLS®#: **A2170875**

Area: **NONE**

Listing Date: **10/04/24**

List Price: **\$1,225,000**

Status: **Active**

County: **Chestermere**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Chestermere**  
Year Built: **2024**

Finished Floor Area  
Abv Sqft: **3,275**  
Low Sqft:  
Ttl Sqft: **3,275**

Lot Information

Lot Sz Ar: **5,650 sqft**  
Lot Shape:

DOM

**2**  
Layout  
Beds: **7 (4 3 )**  
Baths: **5.0 (5 0)**  
Style: **2 Storey**

Access:

Lot Feat: **Rectangular Lot**  
Park Feat: **Triple Garage Attached**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Playground, Private Yard**

Construction: **Cement Fiber Board, Wood Frame**  
Flooring: **Carpet, Ceramic Tile, Hardwood**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Dryer, Electric Cooktop, Garage Control(s), Gas Stove, Microwave, Oven-Built-In, Range Hood, Refrigerator, Washer**  
Int Feat: **Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s), Wet Bar**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Living Room</b>	<b>Main</b>	<b>16`5" x 14`5"</b>
<b>Dining Room</b>	<b>Main</b>	<b>15`11" x 11`0"</b>
<b>Spice Kitchen</b>	<b>Main</b>	<b>9`11" x 10`0"</b>
<b>Family Room</b>	<b>Upper</b>	<b>14`11" x 13`8"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>13`0" x 17`1"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>10`11" x 14`1"</b>

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Kitchen</b>	<b>Main</b>	<b>13`2" x 17`5"</b>
<b>Den</b>	<b>Main</b>	<b>10`7" x 10`0"</b>
<b>Breakfast Nook</b>	<b>Main</b>	<b>7`8" x 14`5"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>14`10" x 18`6"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>11`8" x 15`6"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>12`1" x 11`7"</b>

Bedroom	Basement	12`0" x 10`2"
Game Room	Basement	23`10" x 24`8"
6pc Ensuite bath	Upper	12`5" x 15`1"
4pc Bathroom	Upper	8`10" x 4`11"
3pc Bathroom	Main	8`1" x 4`10"
Walk-In Closet	Upper	8`10" x 9`4"
Mud Room	Basement	8`10" x 8`6"

Legal/Tax/Financial

Bedroom	Basement	11`4" x 9`8"
Other	Basement	10`5" x 5`7"
4pc Ensuite bath	Upper	4`11" x 10`0"
4pc Bathroom	Basement	4`11" x 9`2"
Walk-In Closet	Upper	10`1" x 4`10"
Laundry	Upper	7`0" x 8`6"
Foyer	Main	5`5" x 9`1"

Title:	Zoning:
<b>Fee Simple</b>	<b>Residential</b>
Legal Desc:	<b>2312062</b>

Remarks

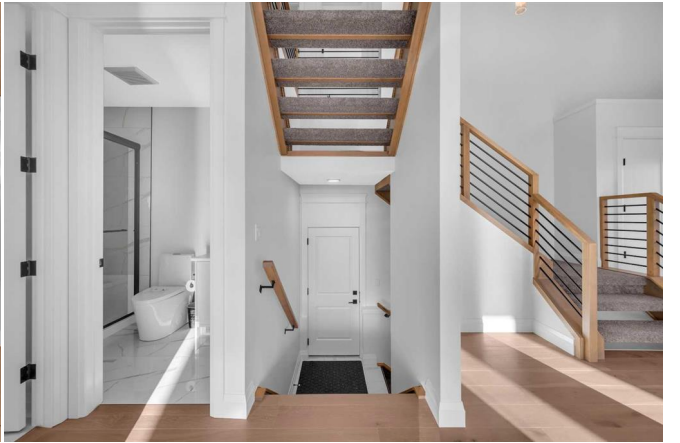
Pub Rmks: **This luxurious, brand-new 2-storey custom-built Showhome on corner lot in Waterford Estates is absolutely stunning. With total of 7 bedrooms and 5 full bathrooms, it offers ample space and comfortable living for a large family. This home is designed with elegance in every detail and countless upgrades which includes 9-foot ceilings on all three levels for an open and spacious feel, quartz countertops throughout, KitchenAid appliances in the primary kitchen, Custom-built Closets, 8-foot doors, stairs step lighting, lots of pot lights, hardwood flooring on the entire main floor, decorative wood paneling, coffered ceiling, upgraded light fixtures, barn door to the master ensuite, motion sensor toilet seat and under cabinet lighting in master ensuite, exposed aggregate driveway, glass railing to a Dure vinyl deck, Open-to-below features in the foyer, spice kitchen with gas stove and much more. All the bathroom showers in this home are finished with tiles up to the ceiling, creating a sleek and modern look. The main floor welcomes you with an open concept design, featuring a spacious living area adorned with a cozy linear fireplace, enhanced by tiled surroundings and wood wall paneling. The primary kitchen is a stylish upgrade, marrying modern aesthetics with plenty of space for storage and providing top-tier functionality for cooking. Also, a Spice kitchen, providing extra space for meal preparation or heavy-duty cooking. Den/office on main floor, which can double as an additional bedroom, offering versatility. Full bathroom and mudroom add convenience and practicality. As you ascend to the upper floor, a huge centralized bonus room awaits, providing an ideal space for family entertainment or a separate sitting area. The grand primary bedroom boasts a luxurious 6-piece ensuite bathroom, featuring a body spray shower jet for a spa-like experience, and a large walk-in closet with custom-built organizers for seamless storage. Three additional bedrooms along with an additional full ensuite bathroom and a separate full bathroom cater to all family needs. The laundry room, complete with a sink and cabinetry, is conveniently located on the upper level, providing both functionality and ease. Basement is fully finished with a large recreation room, perfect for a home theater or game room. A wet bar with floating shelves, ideal for hosting or entertaining guests. Three additional bedrooms and a full bathroom in the basement, offering extra living space or guest accommodations. Separate entry from basement to a triple car garage, adding convenience for homeowners or visitors. This home is a harmonious blend of elegance and functionality, promising a life of convenience and comfort.**

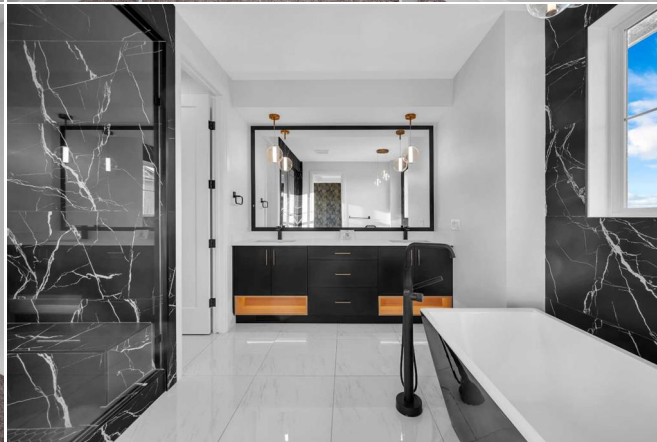
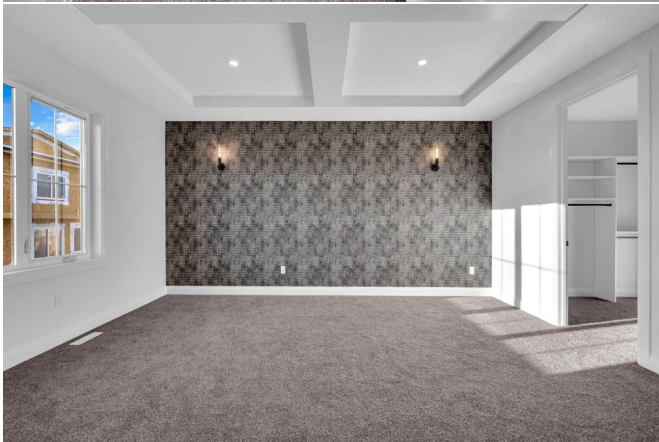
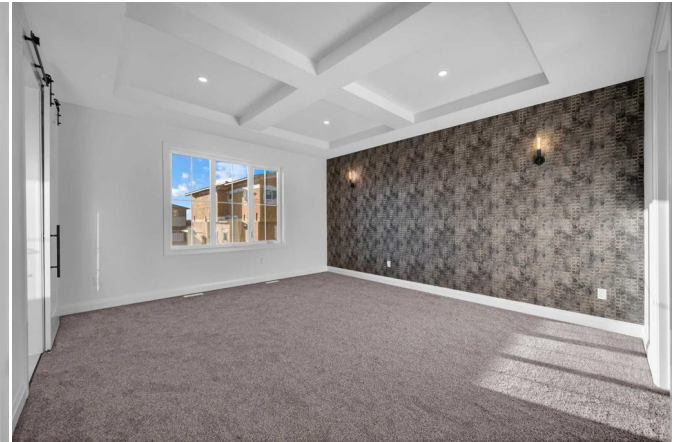
Inclusions:	<b>None</b>
Property Listed By:	<b>RE/MAX House of Real Estate</b>

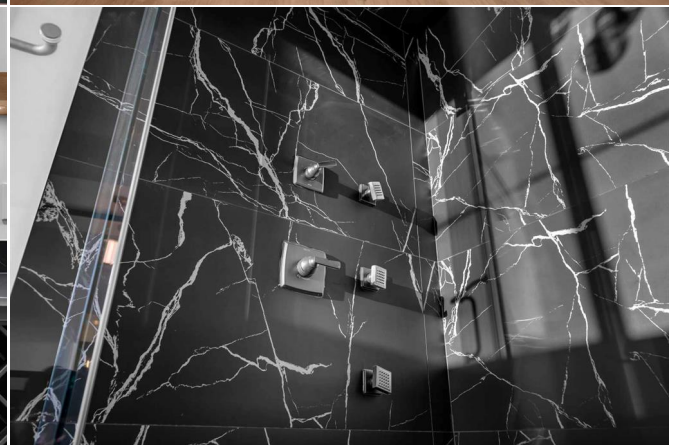
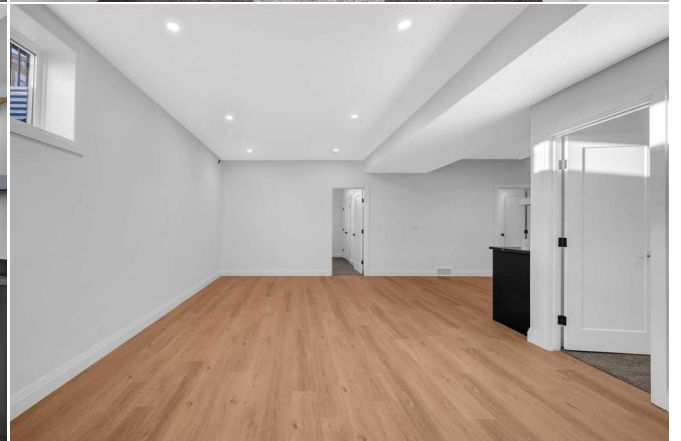
**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**













**2020 Waterbury Rd, Chestermere, AB**

Main Floor Exterior Area 1384.79 sq ft  
Interior Area 1275.20 sq ft  
Excluded Area 800.23 sq ft



0 5 10 ft  
PREPARED: 2024/09/08  
While regions are excluded from total floor area in GUIDE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.

**2020 Waterbury Rd, Chestermere, AB**

Upper Floor Exterior Area 1910.24 sq ft  
Interior Area 1702.88 sq ft  
Excluded Area 79.55 sq ft



0 5 10 ft  
PREPARED: 2024/09/08  
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**2020 Waterbury Rd, Chestermere, AB**

Basement (Below Grade) Exterior Area 1279.82 sq ft  
Interior Area 1103.90 sq ft



0 3 6 ft  
PREPARED: 2024/09/08  
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