



THE
A-TEAM

**RE/MAX
FIRST**

23 WATERCREST Gate, Chestermere T1X 0M8

MLS®#: **A2170990**

Area: **NONE**

Listing Date: **10/21/24**

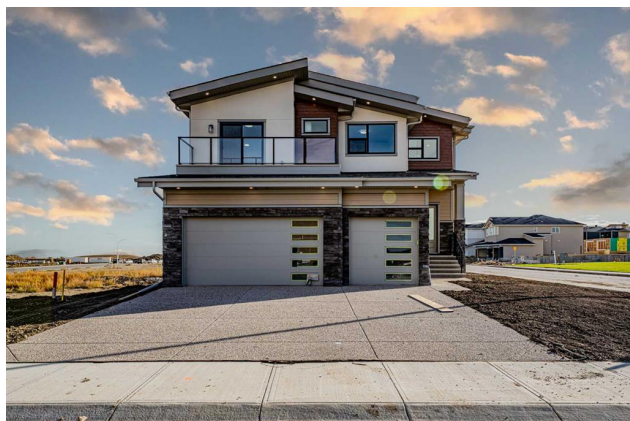
List Price: **\$1,170,000**

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: **6,436 sqft**
Lot Shape:

Access:

Lot Feat: **Back Yard,Corner Lot,Level**
Park Feat: **Driveway,On Street,Triple Garage Attached**

DOM

1
Layout
Beds: **5 (5)**
Baths: **4.5 (4 1)**
Style: **2 Storey**

Parking

Ttl Park: **5**
Garage Sz: **3**

Utilities and Features

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

Construction: **Concrete,Stone,Stucco,Wood Frame**
Flooring: **Carpet,Hardwood,Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Dishwasher,Dryer,Gas Range,Microwave,Refrigerator,Washer**
Int Feat: **Breakfast Bar,Chandelier,Closet Organizers,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Recessed Lighting,See Remarks,Separate Entrance,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	12`7" x 18`8"
Living Room	Main	15`5" x 10`9"
Family Room	Main	16`0" x 14`3"
2pc Bathroom	Main	2`11" x 8`1"
3pc Ensuite bath	Main	5`6" x 8`8"
Bedroom - Primary	Upper	18`8" x 15`4"

Room	Level	Dimensions
Spice Kitchen	Main	15`5" x 8`0"
Foyer	Main	10`1" x 6`1"
Dining Room	Main	8`3" x 16`10"
Bedroom - Primary	Main	9`5" x 12`5"
Loft	Upper	11`0" x 24`3"
5pc Ensuite bath	Upper	13`11" x 12`1"

Bedroom Upper 12`10" x 16`1"
Bedroom Upper 12`9" x 12`5"
3pc Ensuite bath Upper 5`10" x 10`4"
Walk-In Closet Upper 6`10" x 6`9"
Game Room Basement 38`3" x 42`6"

Bedroom Upper 11`6" x 12`10"
Laundry Upper 8`10" x 7`1"
3pc Bathroom Upper 5`6" x 8`0"
Walk-In Closet Upper 7`5" x 17`3"

Legal/Tax/Financial

Title: Zoning:
Fee Simple R1
 Legal Desc: 2312062

Remarks

Pub Rmks: **Welcome to this gorgeous fully custom built house in Chestermere's highly sought-after Waterford Estates neighborhood! This magnificent two-story corner lot home offers over 3000 square feet of opulent living space, which is exquisitely accented by a triple garage. Situated on an expansive 59' x 110' lot, this elegant home boasts high-end finishes throughout. Enter to see a well-thought-out interior with 10' ceiling on the main floor and an open to below entryway. This house has a full-spice kitchen as well as a showpiece kitchen, making it ideal for families that enjoy cooking and entertaining. Imagine being able to hold events with ease, having enough of room, and having the best appliances available. There is plenty of space for amusement and leisure on the main floor, which includes a family room and living room. There is enough space for everyone to relax in comfort, whether you're entertaining friends or spending quiet evenings with loved ones. Luxurious finishes such as Engineered Hardwood flooring, quartz countertops, Triple Pane Windows and full ceiling finished cabinets give a sophisticated and fashionable touch to every area of the house. Main floor has a primary bedroom with a 3 pc ensuite. An extra 2 pc bathroom completed the main floor. Upstairs, there are 2 master bedrooms with private ensuite bathrooms and 2 additional bedrooms with a common 3 pc bathroom. The comfortable bonus room upstairs is the ideal place to unwind after a long day of movies or quiet time. In this painstakingly designed home, where every element has been thoughtfully chosen to offer the utmost in comfort and style, experience living at its best. Don't pass up the opportunity to own this exceptional property.**

Inclusions: **None**
 Property Listed By: **Exa Realty**

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

