



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**23 WATERCREST Gate, Chestermere T1X 0M8**

MLS®#: **A2170990**      Area: **NONE**      Listing **10/21/24**      List Price: **\$1,170,000**  
 Status: **Pending**      County: **Chestermere**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Chestermere**      Finished Floor Area  
 Year Built: **2024**      Abv Sqft: **3,275**  
Lot Information      Low Sqft:  
 Lot Sz Ar: **6,436 sqft**      Ttl Sqft: **3,275**  
 Lot Shape:

DOM

**30**  
Layout  
 Beds: **5 (5 )**  
 Baths: **4.5 (4 1)**  
 Style: **2 Storey**

Parking

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

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

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **Concrete,Stone,Stucco,Wood Frame**  
 Heating: **Forced Air**      Flooring: **Carpet,Hardwood,Tile**  
 Sewer:      Water Source:  
 Ext Feat: **Balcony,Private Yard**      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	Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>12`7" x 18`8"</b>	<b>Spice Kitchen</b>	<b>Main</b>	<b>15`5" x 8`0"</b>
<b>Living Room</b>	<b>Main</b>	<b>15`5" x 10`9"</b>	<b>Foyer</b>	<b>Main</b>	<b>10`1" x 6`1"</b>
<b>Family Room</b>	<b>Main</b>	<b>16`0" x 14`3"</b>	<b>Dining Room</b>	<b>Main</b>	<b>8`3" x 16`10"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>2`11" x 8`1"</b>	<b>Bedroom - Primary</b>	<b>Main</b>	<b>9`5" x 12`5"</b>
<b>3pc Ensuite bath</b>	<b>Main</b>	<b>5`6" x 8`8"</b>	<b>Loft</b>	<b>Upper</b>	<b>11`0" x 24`3"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>18`8" x 15`4"</b>	<b>5pc Ensuite bath</b>	<b>Upper</b>	<b>13`11" x 12`1"</b>

**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**









