



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**45 WATERFORD Crescent, Chestermere t1x 2v1**

MLS®#: **A2182614**

Area:

Listing **12/06/24**

List Price: **\$849,999**

Status: **Active**

County: **Chestermere**

Date:

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Chestermere**  
Year Built: **2023**

Lot Information

Lot Sz Ar: **5,457 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **2,324**  
Low Sqft:  
Ttl Sqft: **2,324**

DOM

**15**  
Layout  
Beds: **4 (4 )**  
Baths: **2.5 (2 1)**  
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Reverse Pie Shaped Lot**  
Park Feat: **Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Central,Fireplace(s),Natural Gas**  
Sewer:  
Ext Feat: **BBQ gas line**

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

Kitchen Appl: **Bar Fridge,Built-In Oven,Dishwasher,Electric Cooktop,Electric Oven,Gas Range,Microwave,Refrigerator**  
Int Feat: **Ceiling Fan(s),High Ceilings,Kitchen Island,Quartz Counters,Recessed Lighting,Separate Entrance,Soaking Tub,WaterSense Fixture(s)**  
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	17`9" x 14`2"
Spice Kitchen	Main	13`0" x 6`0"
Mud Room	Main	8`3" x 5`6"
Bonus Room	Upper	15`9" x 11`6"
5pc Ensuite bath	Upper	12`8" x 8`8"
Bedroom	Upper	13`3" x 11`8"
5pc Bathroom	Upper	11`7" x 5`5"

Room	Level	Dimensions
Kitchen	Main	13`8" x 9`4"
Dining Room	Main	14`2" x 9`0"
2pc Bathroom	Main	7`11" x 3`4"
Bedroom - Primary	Upper	13`5" x 13`1"
Bedroom	Upper	11`0" x 10`3"
Bedroom	Upper	11`5" x 10`2"
Laundry	Upper	7`11" x 5`7"

Title:  
**Fee Simple**  
Legal Desc:

**2310082**

Zoning:  
**R-1**

Remarks

Pub Rmks: **WELCOME to Waterford! BRAND NEW TRIPPLE CAR GARAGE, Single family home (Stucco Exterior) ! This beautiful 4 bedroom and 2.5 bathroom home features LUXURY upgrades such as Engineered Hardwood Floors, 9 ft Ceiling main and basement, 8 ft Doors on main level, QUARTZ Countertops with QUARTZ backsplash, Undermount Sinks, Convenient Upstairs Laundry, MUD ROOM and so much more! Main floor greets you with an open floor plan with huge windows, Living Room has GAS fireplace which adds style and warmth. Next, you will find is the Kitchen which is completed with a huge island, soft close cabinets and drawers throughout, new UPGRADED appliance package including built in microwave and hood fan, cooktop, dishwasher and SMART refrigerator (listen to your favourite music or answer calls). Additionally, a SPICE KITCHEN with a gas stove is conveniently located nearby. You head Upstairs to Primary Bedroom, where your amazing 5-piece en-suite (steamer rough-in) and huge custom built walk-in Closet awaits. Upper floor is completed with other three good sized rooms, bonus room and upper floor laundry room. Unfinished basement that comes with rough in plumbing is well designed for your unique ideas! and basement has separate entry as well. Additionally house has Central AIR Conditioning to beat the summer heat! Waterford provides an easy commute into Calgary. 7 min drive to Chestermere Lake! Amenities are a short drive away, or within walking distance. Call your favourite Realtor today to book a showing!!**

Inclusions:  
Property Listed By:

**Garage Opener(s)  
URBAN-REALTY.ca**

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

















