



THE
A-TEAM

**RE/MAX
FIRST**

372 WATERCREST Place, Chestermere T1X 2Y7

MLS® #: **A2182893**

Area: **NONE**

Listing Date: **12/09/24**

List Price: **\$839,900**

Status: **Pending**

County: **Chestermere**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential Detached**
City/Town: **Chestermere**
Year Built: **2024**
Lot Information
Lot Sz Ar: **5,942 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **2,575**
Low Sqft:
Ttl Sqft: **2,575**

DOM

12
Layout
Beds: **5 (5)**
Baths: **4.0 (4 0)**
Style: **2 Storey**

Parking

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

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

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air, Natural Gas**
Sewer:
Ext Feat: **Other**

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

Kitchen Appl: **Dishwasher, Electric Cooktop, Electric Range, Microwave, Oven-Built-In, Range Hood, Refrigerator**
Int Feat: **Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
4pc Bathroom	Main	8`0" x 4`11"
Family Room	Main	16`0" x 13`6"
Kitchen	Main	13`6" x 12`8"
Bedroom	Upper	11`0" x 12`5"
Laundry	Upper	7`2" x 5`9"

Room	Level	Dimensions
Bedroom	Main	9`11" x 10`1"
Dining Room	Main	13`6" x 7`7"
Spice Kitchen	Main	7`0" x 7`7"
Bedroom	Upper	10`1" x 13`11"
4pc Bathroom	Upper	9`4" x 4`11"

Family Room
Bedroom
5pc Ensuite bath

Upper
Upper
Upper

9`8" x 13`2"
12`3" x 8`10"
12`6" x 8`5"

4pc Bathroom
Bedroom - Primary

Upper
Upper

7`2" x 8`9"
16`8" x 16`4"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

2312062

Zoning:
R1

Remarks

Pub Rmks:

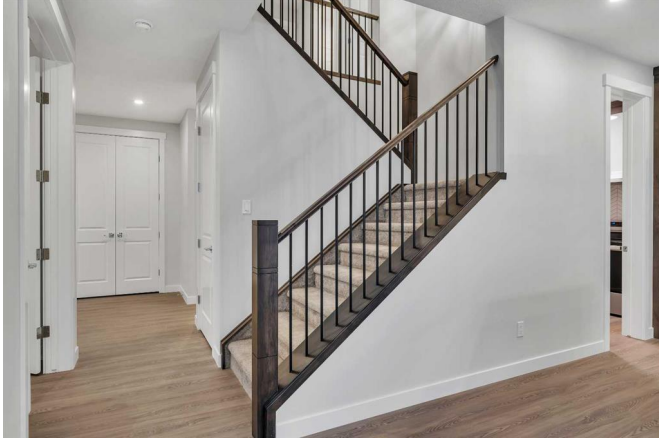
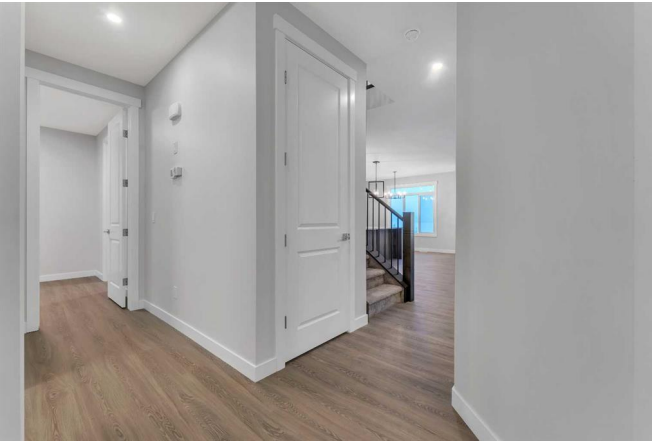
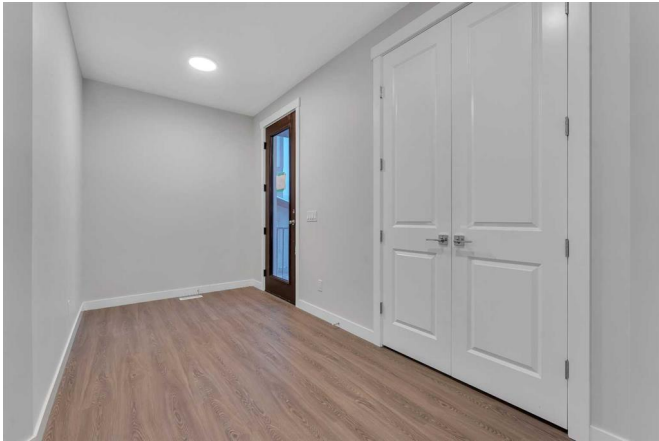
ONE OF THE BEST PRICED HOMES IN CHESTERMERE (YOUR CHANCE TO GET INTO WATERFORD ESTATES) - BRAND NEW 2024 BUILT HOME - 9 FT CEILINGS ON MAIN - JUST UNDER 2600 SQ FT WITH 5 BEDROOMS & 4 FULL BATHS - TRIPLE GARAGE - SPICE KITCHEN - MAIN FLOOR BEDROOM & FULL BATH - Simple & functional Open Floorplan Concept. Main floor offers BEDROOM & FULL BATH (perfect for families with elderly individuals), family room with fireplace and dining. The Kitchen is a chef's dream featuring Quartz Countertops, Kitchen island, Ample storage with ceiling height cabinets and a SPICE KITCHEN. The usage of living space on the upper level is immaculate - featuring 4 well sized bedrooms and 3 FULL baths (ensuite included). Of the 4 bedrooms, 1 is the master that comes with a 5 PC ENSUITE AND W.I.C!!! You will also find a bonus room and conveniently located laundry on the upper level. Waterford Estates is a community that features open spaces, playfields, neighborhood parks, pathways, ponds, and water features. STONE ON EXTERIOR NEEDS TO BE FINISHED.

Inclusions:
Property Listed By:

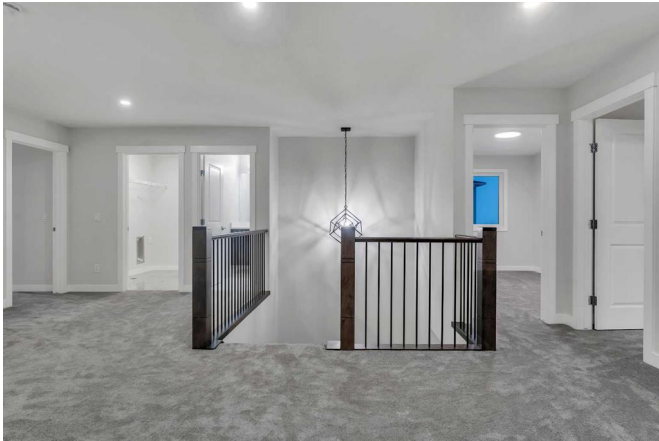
Range Hood
Real Broker

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













372 Watercrest Pl, Chestermere, AB

Main Floor Exterior Area 1127.28 sq ft
Interior Area 1302.27 sq ft
Excluded Area 753.23 sq ft



PREPARED: 20/04/2016

White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



372 Watercrest Pl, Chestermere, AB

1st Floor Exterior Area 1167.85 sq ft
Interior Area 1544.01 sq ft



PREPARED: 20/04/2016

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