



THE
A-TEAM

**RE/MAX
FIRST**

14 WATERFORD Crescent, Chestermere T1X 2V1

MLS®#: **A2183059**

Area:

Listing **12/11/24**

List Price: **\$999,000**

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: **2,798**
Low Sqft:
Ttl Sqft: **2,798**

Lot Information

Lot Sz Ar: **4,896 sqft**
Lot Shape:

DOM

10
Layout
Beds: **7 (5 2)**
Baths: **5.0 (5 0)**
Style: **2 Storey**

Access:

Lot Feat: **Back Yard,City Lot**
Park Feat: **Triple Garage Attached**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Fireplace(s),Forced Air**
Sewer:
Ext Feat: **BBQ gas line,Private Yard**

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

Kitchen Appl: **Dishwasher,Electric Cooktop,Gas Range,Microwave,Oven-Built-In,Range Hood,Refrigerator**
Int Feat: **Open Floorplan,Quartz Counters,Separate Entrance,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
3pc Bathroom	Main	8`3" x 5`0"	Bedroom	Main	11`5" x 9`6"
Dining Room	Main	16`0" x 9`8"	Foyer	Main	10`3" x 7`6"
Kitchen	Main	16`0" x 11`1"	Spice Kitchen	Main	7`1" x 13`9"
Living Room	Main	18`1" x 13`3"	Mud Room	Main	9`10" x 6`4"
3pc Bathroom	Second	10`6" x 5`0"	3pc Ensuite bath	Second	9`7" x 5`1"
5pc Ensuite bath	Second	15`9" x 10`5"	Bedroom	Second	13`7" x 15`6"
Bedroom	Second	11`11" x 12`11"	Bedroom	Second	12`0" x 11`7"

Bonus Room	Second	14`7" x 9`11"	Laundry	Second	7`3" x 8`10"
Bedroom - Primary	Second	16`0" x 12`9"	Walk-In Closet	Second	9`6" x 6`6"
3pc Bathroom	Suite	19`4" x 6`9"	Bedroom	Suite	14`2" x 11`4"
Bedroom	Suite	14`2" x 11`3"	Kitchenette	Suite	12`6" x 2`4"
Living/Dining Room Combination	Suite	16`4" x 21`4"			

Legal/Tax/Financial

Title: **Fee Simple**
 Zoning: **RC-1**
 Legal Desc: **2310082**

Remarks

Pub Rmks: **Nestled within the serene and sought-after Lake Community of Chestermere, lies a contemporary haven offering unparalleled luxury and comfort. Featuring 3900 square feet of refined living space, where modern design seamlessly blends with functional elegance. Situated in the prestigious Waterford neighbourhood, this meticulously crafted residence boasts a plethora of features, including a LEGAL 2-Bedroom SUITE, a triple front attached garage, and a wealth of bedrooms and bathrooms to accommodate every need. Step through the double-door entryway into a world of sophistication and style. The open-concept layout, seamlessly connects the living, dining, and kitchen areas. Oversized windows flood the interior with natural light, creating a warm and inviting ambiance. Whether hosting a formal dinner party or enjoying a cozy night in with family, the living spaces of this residence provide the perfect backdrop for any occasion. Spanning three levels, this residence offers a total of 7 bedrooms and 5 bathrooms, providing ample space for both relaxation and entertainment. The upper floor, a sanctuary of comfort, houses 4 bedrooms and 3 bathrooms, including 2 master suites. Additionally, a conveniently located laundry room and a versatile bonus room complete this level, catering to the needs of modern family living. The main floor of this residence is a testament to both style and functionality. Engineered hardwood floors flow seamlessly throughout, complementing the contemporary design aesthetic. The main floor bedroom and adjacent 3-piece bathroom offer convenience and versatility, catering to guests or multigenerational living arrangements. A spice kitchen, equipped with a gas range, provides supplementary space for culinary endeavours, while the main kitchen dazzles with quartz countertops and painted MDF cabinets. The pièce de résistance of this residence is undoubtedly its legal 2-bedroom suite, located in the walk-out basement. With its own separate entrance, kitchen, and living space, this suite offers the potential for additional income or accommodations for extended family members. Whether used as a rental property or guest suite, this versatile space adds both value and convenience to the home. This home has it all from its elegant design and high-end finishes to its spacious layout and income-generating potential, every aspect of this home has been carefully considered to exceed the expectations of even the most discerning homeowner. Whether you're seeking a serene retreat or an entertainer's paradise, this home offers the perfect canvas for realizing your dreams. Welcome to a lifestyle of unparalleled elegance and convenience, where every day feels like a retreat. Welcome home.**

Inclusions: **None**
 Property Listed By: **Real Broker**

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











