



THE
A-TEAM

**RE/MAX
FIRST**

2012 WATERBURY Road, Chestermere T1X 2Y8

MLS® #: **A2186074**

Area: **NONE**

Listing Date: **01/07/25**

List Price: **\$1,224,900**

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: **3,304**
Low Sqft:
Ttl Sqft: **3,304**

Lot Information

Lot Sz Ar: **5,720 sqft**
Lot Shape:

DOM

3
Layout
Beds: **5 (5)**
Baths: **4.0 (4 0)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **City Lot,Interior Lot,Rectangular Lot**
Park Feat: **Aggregate,Garage Door Opener,Garage Faces Front,Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **High Efficiency,Forced Air,Natural Gas**
Sewer:
Ext Feat: **Lighting**

Construction: **Manufactured Floor Joist,Stone,Wood Frame,Wood Siding**
Flooring: **Carpet,Ceramic Tile,Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Built-In Refrigerator,Dishwasher,Garage Control(s),Gas Cooktop,Microwave,Range Hood**
Int Feat: **Built-in Features,Ceiling Fan(s),Crown Molding,Double Vanity,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Separate Entrance,Tray Ceiling(s),Vaulted Ceiling(s),Walk-In Closet(s),Wired for Data,Wired for Sound**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	15`8" x 12`8"	Kitchen	Main	20`2" x 14`3"
Spice Kitchen	Main	8`11" x 8`7"	Dining Room	Main	15`6" x 10`5"
Family Room	Main	15`11" x 16`4"	3pc Bathroom	Main	8`5" x 5`11"
Mud Room	Main	9`0" x 8`3"	Bedroom	Main	14`7" x 9`5"
Bedroom - Primary	Upper	17`5" x 21`8"	Bonus Room	Upper	15`3" x 16`0"
Bedroom	Upper	11`10" x 10`11"	3pc Bathroom	Upper	7`10" x 4`11"
Laundry	Upper	8`7" x 5`7"	Bedroom	Upper	11`10" x 10`11"
Bedroom - Primary	Upper	15`9" x 12`0"	3pc Ensuite bath	Upper	7`10" x 4`11"
5pc Ensuite bath	Upper	15`7" x 9`0"			

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc: **231 2062**

Zoning:
R1

Remarks

Pub Rmks: | **Waterford Estates - New Community in Chestermere | 5 Beds + 4 Baths | Over 3300 SQFT | Introducing a stunning brand new 2 storey single family home with a triple garage attached, offering luxurious high-end finishings throughout. With a total of 5 spacious bedrooms, including 2 primary bedrooms with their own ensuites, and 4 full bathrooms, this home is designed to accommodate large families and offer the utmost comfort. The main floor boasts 10 foot ceilings and features a master kitchen equipped with chef-grade appliances, along with a walkthrough spice kitchen that provides easy and quick access to the mudroom leading to the garage. The main floor also includes a living room, family room, dining room, full 3 piece washroom, a huge open-to-above ceiling height, and a flex room that can be utilized as a 5th bedroom, office, or any other space to suit your needs. The second floor features 4 bedrooms, each with their own walk-in closets, a bonus room, and an open-to-below area space that creates a grand and spacious feel. The laundry room, finished with cabinets and a sink, adds to the convenience of this home. The bonus room features a tray ceiling, while one of the primary bedrooms boasts a stunning 4-way vaulted ceiling. Don't miss the chance to own this exquisite home in a sought-after neighborhood! In addition to the exceptional features of this stunning brand new 2 storey single family home, it is situated on a generous lot size of 52 feet wide by 110 feet long. The property is located in the prestigious Waterford Estates, Chestermere AB, providing you with a desirable and sought-after location. This large lot offers ample outdoor space for you and your family to enjoy, whether it's for gardening, outdoor entertainment, or just relaxing in the sunshine. The neighborhood is known for its beautiful landscaping, friendly atmosphere, and excellent amenities, including schools, shopping, and recreational facilities. Come and experience the luxury and comfort of this beautiful home situated on a prime lot in one of Chestermere's most desirable neighborhoods.**

Inclusions: **Central Vaccum**
Property Listed By: **Century 21 Bravo Realty**

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









