



THE
A-TEAM

**RE/MAX
FIRST**

1001 WATERFORD Drive, Chestermere T1X2T7

MLS®#: **A2198243** Area: **NONE** Listing Date: **02/28/25** List Price: **\$1,229,000**
 Status: **Active** County: **Chestermere** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Chestermere**
 Year Built: **2024**
Lot Information
 Lot Sz Ar: **5,639 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **3,162**
 Low Sqft:
 Ttl Sqft: **3,162**

DOM

10
Layout
 Beds: **8 (5 3)**
 Baths: **6.0 (6 0)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Corner Lot,Rectangular Lot**
 Park Feat: **Driveway,Front Drive,Titled,Triple Garage Attached**

Utilities and Features

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

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

Kitchen Appl: **Built-In Gas Range,Built-In Oven,Built-In Refrigerator,Dishwasher,Dryer,Electric Cooktop,Electric Stove,Refrigerator,Washer,Washer/Dryer,Window Coverings**
 Int Feat: **Breakfast Bar,Built-in Features,Chandelier,Crown Molding,Double Vanity,High Ceilings,Kitchen Island,Open Floorplan,Pantry,Quartz Counters,Separate Entrance,Storage,Walk-In Closet(s)**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
3pc Bathroom	Main	26`0" x 17`3"	Bedroom	Main	49`3" x 38`0"
Dining Room	Main	49`6" x 32`0"	Family Room	Main	51`11" x 41`0"
Foyer	Main	24`10" x 25`5"	Spice Kitchen	Main	23`3" x 47`7"
Kitchen	Main	49`6" x 42`8"	Living Room	Main	45`11" x 44`3"
Storage	Main	25`5" x 19`5"	3pc Bathroom	Second	16`5" x 36`4"
3pc Ensuite bath	Second	29`6" x 19`11"	5pc Ensuite bath	Second	32`10" x 35`10"
Bedroom	Second	39`1" x 35`10"	Bedroom	Second	53`1" x 49`9"

Bedroom	Second	41`3" x 35`6"	Family Room	Second	45`8" x 43`9"
Laundry	Second	23`6" x 31`9"	Bedroom - Primary	Second	55`0" x 45`11"
Walk-In Closet	Second	20`9" x 35`10"	4pc Bathroom	Basement	17`0" x 40`9"
4pc Ensuite bath	Basement	16`2" x 27`4"	Bedroom	Basement	56`7" x 41`3"
Bedroom	Basement	39`11" x 36`8"	Bedroom	Basement	35`6" x 57`5"
Family Room	Basement	45`1" x 79`10"	Kitchen	Basement	24`10" x 42`1"
Furnace/Utility Room	Basement	19`11" x 42`1"	Walk-In Closet	Basement	21`4" x 21`11"

Legal/Tax/Financial

Title: **Fee Simple**
 Zoning: **R1**
 Legal Desc: **2310082**

Remarks

Pub Rmks: **Stunning 8-Bed, 6-Bath Triple Car Garage Home with finished Basement - Over 4500 Sq. Ft. of Living Space Located on a 56-ft wide lot, this luxurious home offers 4,500+ sq. ft. of total living space, with 3,150 sq. ft. on the upper floor and over 1,300 sq. ft. in the fully finished basement. With 8 bedrooms, 6 bathrooms, and high-end finishes throughout, this home is designed for comfort, style, and convenience. Main Floor: Grand Entrance: Step into a bright and airy front foyer with an open-to-above area that creates an impressive first impression. Primary and Secondary Living Areas: 9-ft high ceilings, an electric fireplace with a tiled wall and mantle in the primary living area. Gourmet Kitchen: A spacious kitchen equipped with an oversized refrigerator, electric cooktop, and built-in appliances. In addition, there's a separate Spice Kitchen with a gas stove for added functionality. Elegant Finishes: The main floor and upper level feature luxury vinyl plank (LVP) flooring and beautiful spindle railings. Upper Floor: Bonus Room: A versatile bonus room that can be used as an additional living space or home office. Master Suites: Two master bedrooms, each with its own ensuite (one 5-piece and one 3-piece). Secondary Bedrooms: Two more spacious bedrooms share a bathroom, and there is a convenient laundry room with upgraded appliances and extra storage space. Lower Level (Finished Basement): Separate Entrance: The basement is fully finished and has a separate entrance, offering rental income potential. Layout: The basement is designed with two distinct sections: Left Side: A master suite with an attached washroom, perfect for privacy. Right Side: Two bedrooms, a kitchen, living area, and a full washroom. Currently rented for \$1,400/month, with a potential rental income of up to \$2,000/month. Additional Features: Stucco Exterior: Low maintenance and modern curb appeal. Location: Prime location just 5 minutes from Chestermere Lake, close to schools, shopping, and other amenities. This home offers a rare combination of luxurious living and income-generating potential. Don't miss the opportunity to view this stunning property—contact us today to schedule a showing!**

Inclusions: **N/A**
 Property Listed By: **eXp Realty**

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













