



THE
A-TEAM

**RE/MAX
FIRST**

384 WATERCREST Place, Chestermere T1X2Y7

MLS®#: **A2198374**

Area: **NONE**

Listing Date: **03/08/25**

List Price: **\$1,175,000**

Status: **Active**

County: **Chestermere**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Chestermere**
Year Built: **2025**
Lot Information
Lot Sz Ar: **6,731 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **3,314**
Low Sqft:
Ttl Sqft: **3,314**

DOM

1
Layout
Beds: **5 (5)**
Baths: **4.0 (4 0)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Pie Shaped Lot**
Park Feat: **Off Street,Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **High Efficiency,Forced Air**
Sewer:
Ext Feat: **None**

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

Kitchen Appl: **Built-In Oven,Dishwasher,Dryer,Electric Cooktop,Electric Stove,Garage Control(s),Microwave,Range Hood,Refrigerator,Washer**
Int Feat: **Bathroom Rough-in,Built-in Features,Central Vacuum,Chandelier,Closet Organizers,Crown Molding,Double Vanity,French Door,Granite Counters,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Primary Downstairs,Separate Entrance,Walk-In Closet(s),Wired for Sound**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Family Room	Main	77`4" x 53`7"	Bedroom	Main	32`0" x 38`0"

3pc Bathroom	Main	16`2" x 26`6"	Kitchen With Eating Area	Main	62`4" x 53`7"
Living Room	Main	67`3" x 54`8"	Spice Kitchen	Main	61`3" x 40`9"
Bedroom - Primary	Upper	73`0" x 53`4"	5pc Ensuite bath	Upper	53`4" x 42`1"
Bedroom	Upper	41`3" x 34`5"	Bedroom	Upper	41`3" x 52`9"
Bedroom	Upper	35`0" x 43`3"	3pc Bathroom	Upper	15`10" x 30`7"
Laundry	Upper	34`5" x 18`10"	Walk-In Closet	Upper	23`6" x 22`2"
Walk-In Closet	Upper	23`0" x 53`10"	3pc Ensuite bath	Upper	20`6" x 34`5"

Legal/Tax/Financial

Title: **Fee Simple**
 Legal Desc: **2312062**

Zoning: **R-1**

Remarks

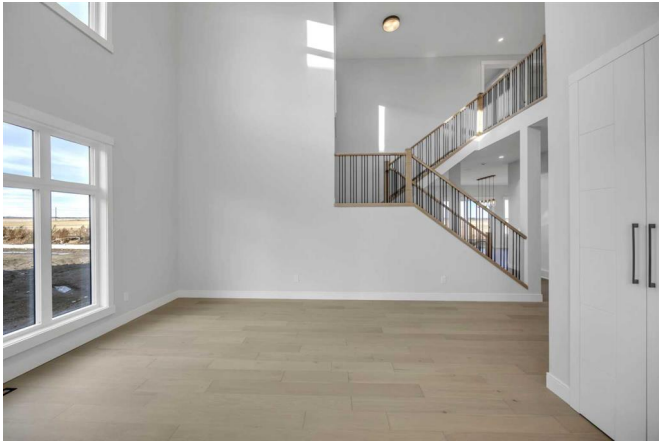
Pub Rmks: **New Luxury Home in Waterford Estates - Chestermere 5 Beds | 4 Baths | Over 3300 SQFT | Triple Garage Welcome to this stunning brand-new 2-storey home in the prestigious Waterford Estates in Chestermere! With over 3300 sqft of luxurious living space, this home is designed for comfort and elegance. Key Features: -5 Spacious Bedrooms: Including 2 primary bedrooms with private ensuites for ultimate privacy and comfort. -4 Full Bathrooms: High-end finishes throughout. -Open Concept Main Floor: 10-foot ceilings, a chef-grade kitchen with top-tier appliances, and a walkthrough spice kitchen leading to the mudroom and triple garage. - Living & Entertaining Spaces: A formal living room, family room, and dining room, perfect for gatherings. Also includes a full 3-piece washroom and open-to-above ceilings for a grand feel. -Second Floor: 4 additional bedrooms, each with its own closet, a bonus room, and a convenient laundry room with built-in cabinets and a sink. -Triple Garage: Ample space for vehicles or storage. -Generous Pie Lot: Plenty of outdoor space for gardening, entertaining, or relaxing in the Sun. Located in the desirable Waterford Estates, enjoy a family-friendly neighborhood with beautiful landscaping, excellent schools, shopping, and recreational facilities nearby. Don't miss the chance to own this luxurious home in one of Chestermere's most sought-after communities!**

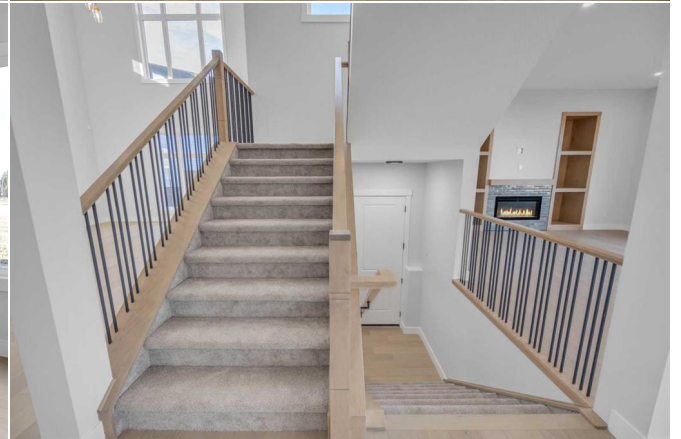
Inclusions: **N/A**
 Property Listed By: **PREP Realty**

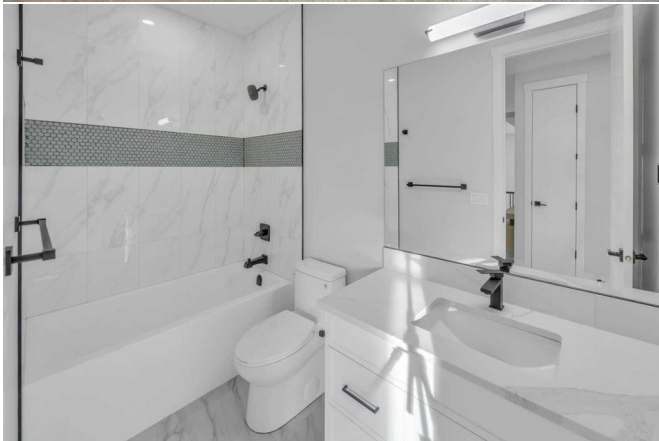
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123













384 Watercrest Pl, Chestermere, AB

Main Floor
 Exterior Area 1110.00 sq ft
 Interior Area 1050.07 sq ft
 Excluded Area 632.28 sq ft



PREPARED: 20240301



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

384 Watercrest Pl, Chestermere, AB

1st Floor
 Exterior Area 1334.01 sq ft
 Interior Area 1723.21 sq ft
 Excluded Area 307.68 sq ft



PREPARED: 20240301



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384 Watercrest Pl, Chestermere, AB

Basement (Below Grade)
 Exterior Area 1000.00 sq ft
 Interior Area 1472.01 sq ft



PREPARED: 20240301



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