



GRASSROOTS
REALTY GROUP

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9 Watercrest Row Chestermere, Alberta

MLS # A2250898



\$1,149,900

Division:	Waterford Estates		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,350 sq.ft.	Age:	2025 (0 yrs old)
Beds:	5	Baths:	4
Garage:	Aggregate, Garage Door Opener, Garage Faces Front, Triple Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	City Lot, Front Yard, Interior Lot, Level, Rectangular Lot, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Full, Unfinished	LLD:	-
Exterior:	Cement Fiber Board, Manufactured Floor Joist, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Built-in Features, Central Vacuum, Chandelier, Crown Molding, Double Vanity, High Ceilings, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance, Vaulted Ceiling(s), Walk-In Closet(s), Wired for Data, Wired for Sound		
Inclusions:	N/A		

| Waterford Estates - New Community in Chestermere | 5 Beds + 4 Baths | Over 3300 SQFT | See Photos for selection sheet for this home! | 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 56 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 neighbourhoods.