



GRASSROOTS
REALTY GROUP

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**312 Watercrest Place
Chestermere, Alberta**

MLS # A2272815



\$1,094,900

Division:	Waterford Estates		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,185 sq.ft.	Age:	2026 (-1 yrs old)
Beds:	6	Baths:	4
Garage:	Aggregate, Triple Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, City Lot, Front Yard, Interior Lot, Level		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Central Vacuum, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance, Vinyl Windows, Walk-In Closet(s), Wired for Data, Wired for Sound

Inclusions: N/A

Welcome to 312 Watercrest Place, an exceptional pre-construction opportunity by Twenty First Century Homes, projected to be move-in ready by Q3 2026. Situated on a generous 56' x 110' lot, this 3,185 sq.ft. luxury home (plus 1,526 sq.ft. undeveloped basement) is designed for modern multi-generational living and offers buyers the rare ability to customize materials beyond the builder's standard offerings—a level of personalization seldom available in today's market. The main floor features a bright open-concept layout with a spacious family room, dining area, and a beautifully appointed kitchen complemented by a full Spice Kitchen. A main floor bedroom with its own full bath provides ideal flexibility for guests or extended family. Large windows and purposeful design make this level warm, inviting, and perfect for both daily living and entertaining. Upstairs, you'll find 5 additional bedrooms, including a luxurious Primary Suite with a spa-inspired ensuite and walk-in closet. A central loft, upper-floor laundry, and well-planned bathrooms provide maximum convenience for busy families. The 1,526 sq.ft. undeveloped basement offers unlimited potential—future legal suite, home theatre, gym, or additional living space, depending on your needs. Exterior elevations showcase a refined mix of stucco, stone, and Hardie board detailing, paired with a spacious rear deck ideal for outdoor enjoyment. A triple garage and functional mudroom complete the home. Located in the highly sought-after Waterford Estates, Chestermere, this home delivers a rare combination of luxury, flexibility, lot size, and customization potential—perfect for buyers seeking a personalized, high-quality new build in a premier neighbourhood.

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