

# \$1,189,900 - 2012 Waterbury Road, Chestermere

MLS® #A2186074

**\$1,189,900**

5 Bedroom, 4.00 Bathroom, 3,305 sqft

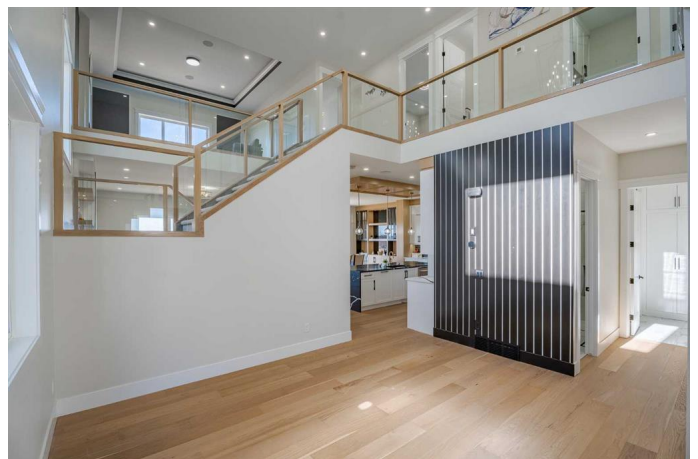
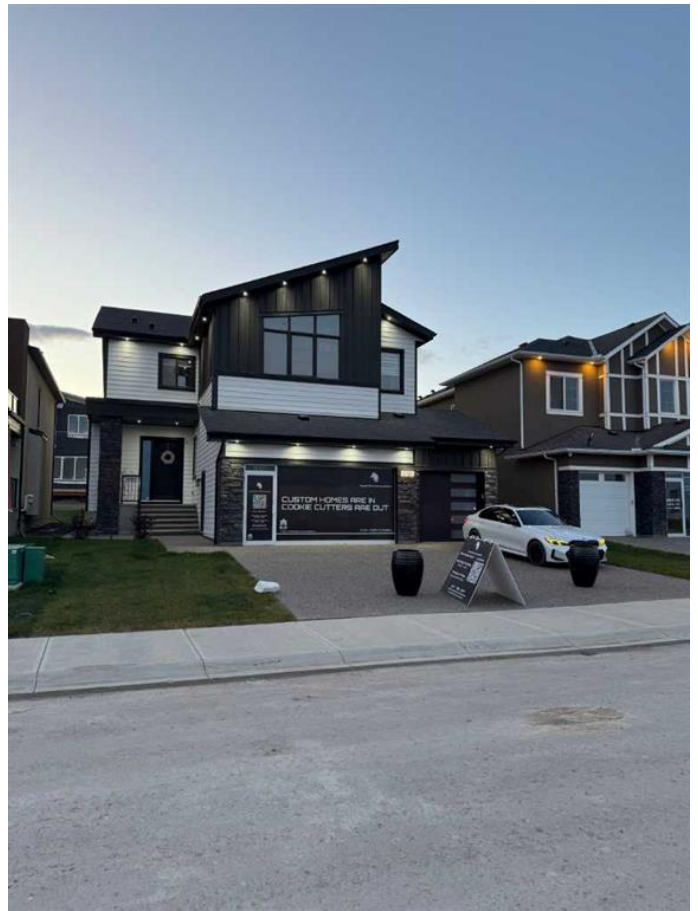
Residential on 0.13 Acres

NONE, Chestermere, Alberta

Leaseback Opportunity | Waterford Estates - New Community in Chestermere | 5 Beds + 4 Baths | Over 3300 SQFT ABOVE GRADE | 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 feet 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.

Built in 2024

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2186074    |
| Price          | \$1,189,900 |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 4           |
| Square Footage | 3,305       |
| Acres          | 0.13        |
| Year Built     | 2024        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

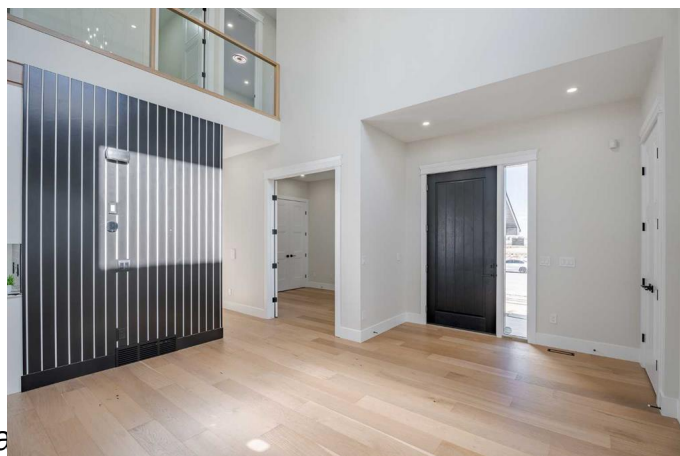
**Community Information**

|         |                     |
|---------|---------------------|
| Address | 2012 Waterbury Road |
|---------|---------------------|

|             |             |
|-------------|-------------|
| Subdivision | NONE        |
| City        | Chestermere |
| County      | Chestermere |
| Province    | Alberta     |
| Postal Code | T1X 2Y8     |

### Amenities

|                |                                      |
|----------------|--------------------------------------|
| Parking Spaces | 6                                    |
| Parking        | Garage Door Opener, Garage Aggregate |
| # of Garages   | 3                                    |



### Interior

|                   |                                                                                                                                                                                                                                                                     |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | 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, Vaulted Ceiling(s), Walk-In Closet(s), Tray Ceiling(s), Wired for Data, Wired for Sound |
| Appliances        | Built-In Oven, Dishwasher, Garage Control(s), Microwave, Range Hood, Built-In Refrigerator, Gas Cooktop                                                                                                                                                             |
| Heating           | Forced Air, Natural Gas, High Efficiency                                                                                                                                                                                                                            |
| Cooling           | None                                                                                                                                                                                                                                                                |
| Fireplace         | Yes                                                                                                                                                                                                                                                                 |
| # of Fireplaces   | 1                                                                                                                                                                                                                                                                   |
| Fireplaces        | Gas                                                                                                                                                                                                                                                                 |
| Has Basement      | Yes                                                                                                                                                                                                                                                                 |
| Basement          | Exterior Entry, Full, Unfinished                                                                                                                                                                                                                                    |

### Exterior

|                   |                                                          |
|-------------------|----------------------------------------------------------|
| Exterior Features | Lighting                                                 |
| Lot Description   | Rectangular Lot, City Lot, Interior Lot                  |
| Roof              | Asphalt Shingle                                          |
| Construction      | Stone, Wood Frame, Wood Siding, Manufactured Floor Joist |
| Foundation        | Poured Concrete                                          |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | January 7th, 2025 |
| Days on Market | 98                |
| Zoning         | R1                |

### Listing Details

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