



**380 Watercrest Place  
Chestermere, Alberta**

**MLS # A2301397**



**\$1,190,000**

<b>Division:</b>	Waterford Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	3,295 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	4 full / 1 half
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard		

**Heating:** Forced Air

**Water:** -

**Floors:** Ceramic Tile, Hardwood

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** Other

**LLD:** -

**Exterior:** Composite Siding, Stone, Wood Frame

**Zoning:** R-1

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Bathroom Rough-in, Built-in Features, Chandelier, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Vinyl Windows, Walk-In Closet(s)

**Inclusions:** N/A

This exceptional, newly constructed two-storey residence is located in the prestigious Waterford Estates community in Chestermere, offering thoughtfully designed living space that perfectly balances luxury, functionality, and modern elegance. Ideal for families seeking both comfort and sophistication, this home features five generously sized bedrooms and four full bathrooms, all finished with high-quality materials and attention to detail. The main floor is designed with an open-concept layout and showcases impressive proportions throughout. A spacious family room and an expansive formal living room provide multiple areas for relaxation and entertaining, while the dining area seamlessly connects to the well-appointed kitchen. The chef-inspired kitchen is complemented by a dedicated servery, offering added convenience for hosting and everyday use. A main-floor bedroom with its own private 3-piece ensuite enhances flexibility for guests or multi-generational living, while an additional 2-piece bathroom completes the level. The oversized garage ensures ample space for vehicles and storage. Upstairs, the home continues to impress with a thoughtfully planned layout featuring four additional bedrooms. The primary suite serves as a private retreat, complete with a luxurious 5-piece ensuite. Additional bedrooms are generously sized and well-served by a combination of private and shared bathrooms, including a 3-piece ensuite and a 4-piece bath. A versatile den provides the perfect space for a home office, study, or lounge area, while the dedicated laundry room adds everyday practicality. The expansive unfinished basement offers incredible potential for future development, allowing homeowners to customize the space to suit their lifestyle—whether as additional living space, a recreation area, or a home gym. Situated on a spacious lot, the property

provides ample outdoor space for gardening, recreation, or relaxation. Located in a highly desirable and family-friendly neighborhood, residents enjoy convenient access to schools, shopping, and recreational amenities. This home represents a rare opportunity to own a refined and spacious property in one of Chestermere's most sought-after communities.