



THE
A-TEAM

**RE/MAX
FIRST**

8 WATERFORD Manor, Chestermere T1X 2T9

MLS® #: **A2120442**

Area: **NONE**

Listing Date: **04/05/24**

List Price: **\$659,000**

Status: **Active**

County: **Chestermere**

Change: **-\$10k, 12-Aug**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half Duplex)

City/Town:

Chestermere

Year Built:

2024

Lot Information

Lot Sz Ar:

3,300 sqft

Lot Shape:

Access:

Lot Feat:

Park Feat:

**Front Yard, Landscaped, Rectangular Lot
Double Garage Attached**

Finished Floor Area

Abv Sqft:

1,893

Low Sqft:

Ttl Sqft:

1,893

DOM

365

Layout

Beds:

3 (3)

Baths:

2.5 (2 1)

Style:

2 Storey, Attached-Side by Side

Parking

Ttl Park:

4

Garage Sz:

2

Utilities and Features

Roof:

Asphalt Shingle

Heating:

Forced Air, Natural Gas

Sewer:

Ext Feat:

BBQ gas line, Lighting

Construction:

Concrete, Mixed, Vinyl Siding, Wood Frame

Flooring:

Vinyl Plank

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher, Electric Range, Garage Control(s), Microwave, Refrigerator

Int Feat:

Breakfast Bar, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Separate Entrance, Soaking Tub, Vinyl Windows

Utilities:

Room Information

Room

Level

Dimensions

Room

Level

Dimensions

Bedroom - Primary Upper 13`9" x 13`1"
Bedroom Upper 11`2" x 9`9"
Kitchen Main 13`7" x 12`11"
Bonus Room Upper 15`10" x 11`5"
2pc Bathroom Main 6`5" x 4`9"
5pc Ensuite bath Upper 10`11" x 8`1"

Bedroom Upper 11`5" x 9`6"
Living Room Main 12`11" x 11`6"
Dining Room Main 13`7" x 8`6"
Den Main 10`11" x 7`10"
3pc Bathroom Upper 8`10" x 4`11"

Legal/Tax/Financial

Title: **Fee Simple**
 Legal Desc: **2310082**

Zoning: **R2**

Remarks

Pub Rmks: *****QUICK POSSESSION*** FRONT DOUBLE GARAGE , 3 Bedrooms + Bonus Room + Den | 2.5 Baths | The most popular Moana model, on a 33 feet wide lot, situated in the Waterford Community, minutes from the lake. Experience the epitome of open concept living, featuring upgrades such as 9 ft Ceilings on main floor and basement, metal spindles on railing, 3cm quartz countertops, LVP flooring, under mount sinks convenient upstairs laundry and so much more! Great room includes an electric fireplace which adds style and warmth perfect for chilly nights. The kitchen is completed with a huge island, perfect for gathering families and friends, soft close cabinets and drawers throughout, spacious pantry plus extra counter space, new appliance package including chimney exhaust fan, smooth top electric range, built-in microwave and UPGRADED refrigerator and dishwasher. The dining room can host a big family. Upstairs, indulge in the comfort of your perfectly sized central bonus room, ideal for streaming your favourite movies. Retreat to the spacious master suite with an ensuite and walk-in closet for a relaxing escape. The conveniently located laundry room and two secondary bedrooms, both with walk-in-closets, complete the second level. The basement is unfinished but comes with 9 feet ceilings, separate side entrance and a mechanical room moved to a corner. Proximity to the CALGARY, schools, diverse retail and culinary delights are just some of the highlights. Call to book your showing now !!!!!!!**

Inclusions: **NA**
 Property Listed By: **URBAN-REALTY.ca**

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



