



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**8 WATERFORD Manor, Chestermere T1X 2T9**

MLS®#: **A2120442**

Area: **NONE**

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

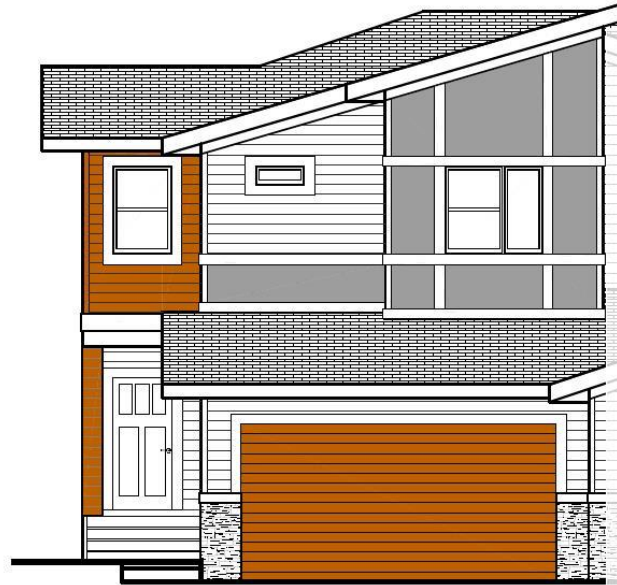
List Price: **\$659,000**

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

**292**

Layout

Beds: **3 (3 )**

Baths: **2.5 (2 1)**

Style: **2 Storey,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

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
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**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:**                        **Zoning:**  
**Fee Simple**                 **R2**  
**Legal Desc:**                **2310082**

Remarks

**Pub Rmks:**                    **\*\*\*Showhome Leaseback , Quick Possession and Multiple Pre-construction lots available for homes ranging 1600 to 2100+ sqft homes (specs vary)\*\*\* 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**