



THE
A-TEAM

**RE/MAX
FIRST**

118 WATERFORD Road, Chestermere T1X 0B3

MLS®#: **A2133909**

Area: **NONE**

Listing Date: **05/21/24**

List Price: **\$639,000**

Status: **Pending**

County: **Chestermere**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half

Duplex)

Finished Floor Area

City/Town:

Chestermere

Abv Sqft:

1,674

Year Built:

2022

Low Sqft:

Ttl Sqft:

1,674

Lot Information

Lot Sz Ar:

3,000 sqft

Lot Shape:

DOM

35

Layout

Beds:

3 (3)

Baths:

2.5 (2 1)

Style:

2 Storey,Side by Side

Parking

Ttl Park:

4

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

Back Yard,Other,Rectangular Lot

Double Garage Attached,Driveway,Garage Faces Front

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Central,Natural Gas**

Sewer:

Ext Feat: **Lighting,Other**

Construction:

Other,Vinyl Siding,Wood Frame

Flooring:

Carpet,Hardwood,Tile

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Convection Oven,Dishwasher,Dryer,Microwave,Microwave Hood Fan,Oven,Refrigerator,Washer

Int Feat:

Double Vanity,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Separate Entrance,Walk-In Closet(s)

Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	4`9" x 5`10"
Kitchen	Main	17`0" x 12`10"
4pc Bathroom	Upper	5`0" x 10`0"
Bedroom	Upper	11`8" x 12`4"
Laundry	Upper	4`0" x 5`9"
Bedroom - Primary	Upper	11`10" x 13`10"

Room	Level	Dimensions
Dining Room	Main	9`5" x 9`8"
Living Room	Main	11`6" x 13`8"
4pc Ensuite bath	Upper	8`8" x 8`0"
Bedroom	Upper	10`6" x 9`10"
Loft	Upper	14`2" x 12`9"
Walk-In Closet	Upper	8`8" x 6`9"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

2210618

Zoning:
R-3

Remarks

Pub Rmks:

Welcome to this prestigious residence nestled in the vibrant community of Chestermere. This exquisite property offers a harmonious blend of luxurious living and contemporary design, presenting an unparalleled opportunity for discerning buyers seeking both elegance and comfort. Situated in a coveted location, this home boasts stunning curb appeal with its manicured landscaping and inviting facade. Upon entry, you are greeted by a open foyer that sets the tone for the remarkable interior spaces within. The expansive floor plan spans two levels, providing ample space for both relaxation and entertainment. The main level features a gourmet kitchen equipped with modern appliances, custom cabinetry, and a center island, perfect for culinary enthusiasts and hosting gatherings alike. Adjacent to the kitchen, the spacious living area is adorned with large windows, allowing natural light to flood the space and offering picturesque views of the surrounding landscape. Upstairs, the indulgent master suite awaits, complete with a lavish ensuite bathroom and walk-in closet, providing a tranquil retreat at the end of the day. Additional bedrooms and bathrooms offer comfort and privacy for family members and guests. Conveniently located near schools, parks, shopping, and recreational amenities, 118 Waterford Road presents an unparalleled opportunity to experience the epitome of luxury living in Chestermere. Don't miss your chance to call this exquisite property home.

Inclusions:
Property Listed By:

None
RE/MAX iRealty Innovations

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







