



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1005 WATERFORD Drive, Chestermere T1X 0B3**

MLS® #: **A2136543**

Area: **NONE**

Listing Date: **06/01/24**

List Price: **\$699,000**

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:

**1,910**

Year Built:

**2024**

Low Sqft:

Ttl Sqft:

**1,910**

Lot Information

Lot Sz Ar:

**3,300 sqft**

Lot Shape:

DOM

**27**

Layout

Beds:

**5 (3 2 )**

Baths:

**4.0 (4 0)**

Style:

**2 Storey,Side by Side**

Parking

Ttl Park:

**4**

Garage Sz:

**2**

Access:

Lot Feat:

Park Feat:

**Back Yard,Street Lighting**

**Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Other**

Construction:

**Vinyl Siding,Wood Siding**

Flooring:

**Carpet,Laminate,See Remarks,Tile**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**Dishwasher,Dryer,Electric Range,Microwave Hood Fan,Refrigerator,Washer**

Int Feat:

**Double Vanity,Kitchen Island,Pantry,Quartz Counters,Separate Entrance,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>3pc Bathroom</b>	<b>Main</b>	<b>9`5" x 4`11"</b>	<b>Dining Room</b>	<b>Main</b>	<b>8`11" x 7`11"</b>
<b>Foyer</b>	<b>Main</b>	<b>15`1" x 5`5"</b>	<b>Kitchen</b>	<b>Main</b>	<b>16`11" x 12`4"</b>
<b>Living Room</b>	<b>Main</b>	<b>20`8" x 15`8"</b>	<b>3pc Bathroom</b>	<b>Upper</b>	<b>8`2" x 4`11"</b>
<b>5pc Ensuite bath</b>	<b>Upper</b>	<b>9`3" x 10`2"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>11`0" x 9`11"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>11`4" x 8`10"</b>	<b>Loft</b>	<b>Upper</b>	<b>17`5" x 9`5"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>13`5" x 14`2"</b>	<b>3pc Bathroom</b>	<b>Basement</b>	<b>9`2" x 4`11"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>12`5" x 9`0"</b>	<b>Bedroom</b>	<b>Basement</b>	<b>9`11" x 12`0"</b>

**Game Room**

**Basement**

**16`3" x 17`6"**

**Furnace/Utility Room**  
Legal/Tax/Financial

**Basement**

**11`2" x 9`10"**

Title:  
**Fee Simple**  
Legal Desc:

**2310082**

Zoning:  
**R-3**

Remarks

Pub Rmks:

**Welcome to this prestigious BRAND NEW HOME 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. 1900+Square Feet FRONT DOUBLE GARAGE , 3 Bedrooms + Bonus Room + Den | 3 Full Baths | FULLY FINISHED BASEMENT with 2 Bedroom + Full Bathroom 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, 8 FEET DOORS on main level Metal Spindles on Railing, Quartz Countertops, LVP flooring, Under Mount sinks convenient upstairs Laundry, so many pot lights inside and the outside of the house, 3 way switches in bedrooms and so much more! Great room includes an electric fireplace which adds style and warmth perfect for chilly nights. The solid wood 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 smooth top electric range, Hood fan microwave and 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 5 Piece ensuite and walk-in closet for a relaxing escape. The conveniently located laundry room and two secondary bedrooms, both with walk-in-closets and one common 3 Piece bathroom complete the second level. The basement is finished comes with 9 feet ceilings, separate side entrance and has 2 bedrooms with full 3 piece bathroom and laundry. Upper floor kitchen appliances will be installed by next week (Appliances and Garage Door in the pictures are virtually added) . Proximity to the CALGARY, schools, diverse retail and culinary delights are just some of the highlights. Call to book your showing now.**

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**











