



THE
A-TEAM

**RE/MAX
FIRST**

217 WATERFORD Boulevard, Chestermere T1X2M9

MLS® #: **A2141368**

Area: **NONE**

Listing Date: **06/15/24**

List Price: **\$599,900**

Status: **Active**

County: **Chestermere**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Chestermere**
Year Built: **2022**

Lot Information

Lot Sz Ar: **3,029 sqft**
Lot Shape:

Access:

Lot Feat: **Back Lane,Lawn**
Park Feat: **Double Garage Detached**

DOM

105
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

Ttl Park: **2**
Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **None**

Construction: **Stone,Vinyl Siding**
Flooring: **Carpet,Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Microwave,Refrigerator**
Int Feat: **No Animal Home,No Smoking Home**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	13`11" x 14`11"	Dining Room	Main	12`10" x 8`3"
2pc Bathroom	Main	4`11" x 5`0"	Bedroom	Upper	11`4" x 9`8"
Bedroom	Upper	10`4" x 12`2"	4pc Bathroom	Upper	8`5" x 4`11"
Bedroom - Primary	Upper	12`6" x 12`5"	4pc Ensuite bath	Upper	11`1" x 8`11"

Legal/Tax/Financial

Title:

Zoning:

Fee Simple

R-3

Legal Desc:

2110528

Remarks

Pub Rmks:

Welcome to Waterford, one of Chestermere's up and coming neighbourhood's! Built by Douglas Homes "THE PERFECT FIT" The Rawson is a gorgeous Townhouse with NO CONDO FEES ! Yes no condo fees! END UNIT ! Detached Double Car Garage, , Fencing & Treated Wood Deck , all included in this amazing price, 9' Main Floor Ceiling, 8 ft Doors on main level, Quartz Countertops, Engineered Hardwood Floors, Wrought Iron Railing. Main floor greets you with an open floor plan with huge windows allowing natural light to shine through. Spacious Great Room includes a feature wall with electric fireplace which adds style and warmth. Next, you will find is the Kitchen with a huge island, soft close cabinets and drawers throughout, spacious good sized dining room and 2pc bath. Upstairs you will find a spacious Primary Bedroom features a 4 pc ensuite with quartz vanity with dual under mount sinks, standing shower and a nice size walk-in closet. Upper floor is completed by two more good sized bedrooms, main 4pc bath and a laundry. Unfinished basement that comes with rough in plumbing is well designed for your future ideas! Chestermere has a beautiful lake that can be enjoyed in the Summer and winter.

Inclusions:

None

Property Listed By:

RE/MAX Complete Realty

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