



THE
A-TEAM

**RE/MAX
FIRST**

208 WATERFORD Heath, Chestermere T1X 0B3

MLS®#: **A2145555** Area: **NONE** Listing Date: **06/28/24** List Price: **\$1,179,900**
 Status: **Active** County: **Chestermere** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Chestermere**
 Year Built: **2023**
Lot Information
 Lot Sz Ar: **5,359 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Low Maintenance Landscape,Level,Rectangular Lot**
 Park Feat: **Triple Garage Attached**

Finished Floor Area

Abv Sqft: **3,545**
 Low Sqft:
 Ttl Sqft: **3,545**

DOM

158
Layout
 Beds: **6 (5 1)**
 Baths: **5.0 (5 0)**
 Style: **2 Storey**

Parking

Ttl Park: **4**
 Garage Sz: **3**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Composite Siding,Stone,Wood Frame**
 Heating: **Forced Air** Flooring: **Other**
 Sewer: Water Source:
 Ext Feat: **Other** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Built-In Oven,Built-In Refrigerator,Dishwasher,Dryer,Gas Cooktop,Gas Range,Microwave,Range Hood,Refrigerator,Washer**
 Int Feat: **Ceiling Fan(s),Double Vanity,Open Floorplan,Soaking Tub,Tray Ceiling(s),Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
3pc Bathroom	Main	5`6" x 9`1"	Mud Room	Main	
Walk-In Closet	Main	5`6" x 4`11"	Bedroom	Main	11`0" x 8`11"
Spice Kitchen	Main	6`0" x 9`0"	Pantry	Main	12`4" x 4`5"
Dining Room	Main	12`11" x 7`10"	3pc Ensuite bath	Second	12`2" x 5`0"
Bedroom	Second	14`1" x 11`0"	Bedroom	Second	14`1" x 11`4"
Walk-In Closet	Second	7`8" x 5`0"	Walk-In Closet	Second	4`10" x 11`4"
Bedroom	Second	12`0" x 13`3"	3pc Ensuite bath	Second	9`10" x 5`0"

Laundry	Second	7`3" x 10`4"	Walk-In Closet	Second	4`8" x 4`6"
Bedroom - Primary	Second	19`2" x 15`0"	4pc Ensuite bath	Second	27`11" x 7`9"
Walk-In Closet	Second	7`0" x 10`6"	Bonus Room	Second	16`7" x 14`9"
Office	Basement	14`11" x 11`1"	Laundry	Basement	9`3" x 6`4"
Furnace/Utility Room	Basement	9`4" x 17`2"	3pc Bathroom	Basement	8`10" x 5`0"
Bedroom	Basement	12`9" x 13`1"	Game Room	Basement	17`3" x 35`2"

Legal/Tax/Financial

Title: Zoning:
Fee Simple **R-1**
 Legal Desc: **TBD**

Remarks

Pub Rmks: **OVER 5,000 SQFT LIVEABLE SPACE WITH BASEMENT - BRAND NEW, 7 BEDROOMS 5 BATHROOMS, 3 CAR GARAGE - ILLEGAL SUITE OPTION (subject to city approval) - Step into your large multi level foyer on your main floor with a formal dining room, pantry, bedroom, bathroom all located on the main floor. A large kitchen and adjoining living space invites you in with the warmth of a fireplace and a spice kitchen keeps your home neat and tidy. All appliances will be modern, high quality STAINLESS STEEL. A large 3 car garage is attached to your mud room and conveniently connects to the spice kitchen. The second floor boasts 4 bedrooms, 1 of which is the large primary ensuite with walk in closet and 4pc ensuite bathroom and 2 of which are ensuites. A laundry room is conveniently located on the same floor, next to an additional bathroom. A large bonus room completes this floor. The basement can be converted into an illegal suite (subject to city approval) with the addition of a kitchen and has a large rec room, 2 bedrooms and bathroom. There is also a separate space that can be made into a laundry room. This home is in a SOLID LOCATION within Waterford with a total of almost 5000 sqft of living space. Please note that this home is currently under construction.**

Inclusions: **N/A**
 Property Listed By: **Real Broker**

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