

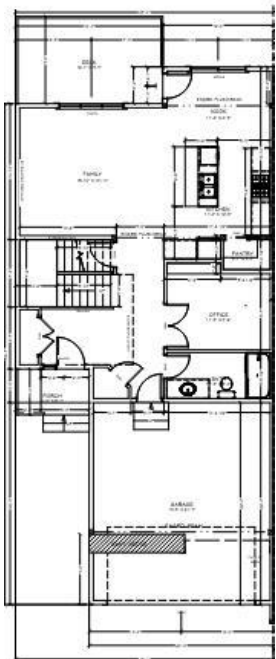


THE
A-TEAM

**RE/MAX
FIRST**

TBD WATERSTONE Way, Chestermere T1X1X1

MLS®#: **A2145678** Area: **NONE** Listing Date: **07/16/24** List Price: **\$670,000**
 Status: **Active** County: **Chestermere** Change: **None** 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: **3,613 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Yard,Backs on to Park/Green Space**
 Park Feat: **Double Garage Attached**

Finished Floor Area
 Abv Sqft: **1,961**
 Low Sqft:
 Ttl Sqft: **1,961**

DOM

127
Layout
 Beds: **3 (3)**
 Baths: **3.0 (3 0)**
 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: **Private Yard**

Construction: **Stucco**
 Flooring: **Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Range,Microwave Hood Fan,Refrigerator**
 Int Feat: **See Remarks**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Second	14`1" x 15`0"	Bedroom	Second	11`0" x 9`5"
Bedroom	Second	11`0" x 9`6"	5pc Ensuite bath	Second	
4pc Bathroom	Second		3pc Bathroom	Main	

Legal/Tax/Financial

Title: **Fee Simple**
 Legal Desc: **TBD**

Zoning: **R2**

Remarks

Pub Rmks: **To be built in the community of Waterford Estates. Paramount Homes has 10 duplex lots available with many backing onto a future k-9 school site. These thoughtfully designed homes can accommodate side entry ways to the basement. With 3 beds, bonus Room and 3 full bathrooms these duplexes have plenty of space for a growing family or additional roommates. For more information please contact visit our single family showhome in Waterford Estates which is open Saturday and Sunday 12 - 5 and by appointment weekdays.**

Inclusions: **N/A**
 Property Listed By: **CIR Realty**

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