



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**TBD WATERSTONE Way, Chestermere T1X1X1**

MLS®#: **A2145678**

Area: **NONE**

Listing Date: **07/16/24**

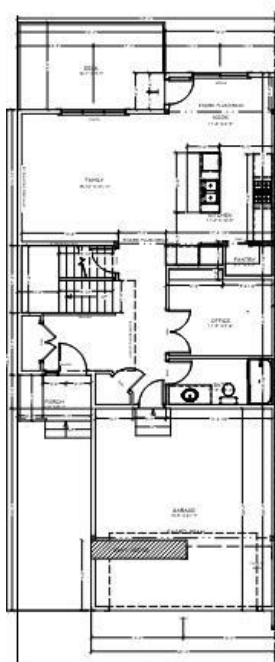
List Price: **\$670,000**

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:

Park Feat:

**Back Yard,Backs on to Park/Green Space**

**Double Garage Attached**

DOM

**62**

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
<b>Bedroom - Primary</b>	<b>Second</b>	<b>14`1" x 15`0"</b>	<b>Bedroom</b>	<b>Second</b>	<b>11`0" x 9`5"</b>
<b>Bedroom</b>	<b>Second</b>	<b>11`0" x 9`6"</b>	<b>5pc Ensuite bath</b>	<b>Second</b>	
<b>4pc Bathroom</b>	<b>Second</b>		<b>3pc Bathroom</b>	<b>Main</b>	

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**