



THE
A-TEAM

**RE/MAX
FIRST**

341 WATERFORD Boulevard, Chestermere T1X 2P8

MLS®#: **A2153632**

Area: **NONE**

Listing Date: **07/29/24**

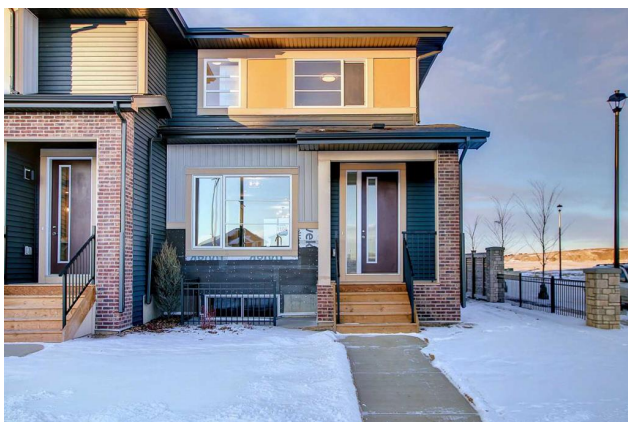
List Price: **\$569,900**

Status: **Active**

County: **Chestermere**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Chestermere**
Year Built: **2025**

Lot Information

Lot Sz Ar: **2,862 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,420**
Low Sqft:
Ttl Sqft: **1,420**

DOM

145
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Lane, City Lot, Street Lighting, Rectangular Lot**
Park Feat: **Double Garage Detached**

Utilities and Features

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

Construction: **Mixed, Vinyl Siding**
Flooring: **Carpet, Other, Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator**
Int Feat: **Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	5' 0" x 5' 7"	Living Room	Main	13' 5" x 13' 6"
2pc Bathroom	Main	0' 0" x 0' 0"	Kitchen	Main	11' 1" x 12' 10"
Dining Room	Main	7' 11" x 12' 10"	Mud Room	Main	7' 0" x 4' 11"
Bedroom - Primary	Second	12' 4" x 12' 6"	Walk-In Closet	Second	6' 6" x 4' 11"
4pc Ensuite bath	Second	0' 0" x 0' 0"	Laundry	Second	3' 4" x 3' 11"
4pc Bathroom	Second	0' 0" x 0' 0"	Bedroom	Second	9' 5" x 10' 0"
Bedroom	Second	9' 5" x 10' 1"			

Title:
Fee Simple
Legal Desc:

2410796

Zoning:
R-3

Remarks

Pub Rmks: **Waterford brand new END UNIT Townhome! Under construction approximately 4 - 6 months to completion: GLASGOW, by Douglas Homes Master Builder, is one of the amazing plans available. Featuring LUXURY upgrades such as Engineered Hardwood Floors, 9 ft Knockdown Ceiling, 8 ft Doors on main level, Quartz Countertops, Undermount Sinks, Convenient Upstairs Laundry and so much more! Main floor greets you with an open floor plan with huge windows allowing natural light to shine through. Spacious open floor plan which adds style and warmth. Kitchen is completed with a huge island, soft close cabinets and drawers throughout, pantry plus a built in desk, new appliance package including microwave/hood fan combo over the smooth top electric range, refrigerator and dishwasher. Upstairs you will find a generous Primary Bedroom with long quartz double vanity with undermount sinks, 5 ft long shower and a nice walk-in closet. Upper floor is completed by two good sized rooms, laundry and linen closet. Unfinished basement that comes with 3 pc bath rough in plumbing is well designed for your future ideas! This townhouse has NO Condo fees! Front and back landscape and fencing, detached double garage and treated wood deck all included. All located on the South West edge of Chestermere, and adjacent to the City of Calgary limits. Waterford provides an easy commute into Calgary, creating a home for the Calgary professionals, without the high density you will encounter in the city. Proximity to Calgary isn't the only highlight though, the growing City of Chestermere offers many diverse amenities, and all are a short drive away, or within walking distance. Note: Front elevation of home and interior photos are of same model for illustration purposes only and not of subject home. Actual style, interior colours and finishes may be different. (Electric Fireplace is optional) Call today!**

Inclusions:
Property Listed By: **N/A**
First Place Realty

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





