



THE
A-TEAM

**RE/MAX
FIRST**

1068 WATERFORD Drive, Chestermere T1X2P7

MLS®#: **A2154900**

Area: **NONE**

Listing **08/03/24**

List Price: **\$639,990**

Status: **Active**

County: **Chestermere**

Change: **-\$10k, 07-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Semi Detached (Half Duplex)**

City/Town: **Chestermere**
Year Built: **2023**

Lot Information
Lot Sz Ar: **2,923 sqft**
Lot Shape:

Access:
Lot Feat: **Street Lighting,Other**
Park Feat: **Double Garage Attached**

Finished Floor Area
Abv Sqft: **1,689**
Low Sqft:
Ttl Sqft: **1,689**

DOM

46
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey,Side by Side**

Parking
Ttl Park: **4**
Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Other**

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

Kitchen Appl: **Dishwasher,Gas Range,Microwave Hood Fan,Refrigerator,Washer/Dryer**
Int Feat: **Built-in Features,Chandelier,Double Vanity,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,See Remarks,Separate Entrance,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions
Dining Room	Main	9`6" x 9`11"
Kitchen	Main	17`2" x 12`8"
2pc Bathroom	Main	4`11" x 5`11"
4pc Ensuite bath	Second	8`8" x 8`0"
Bedroom	Second	11`10" x 12`4"
Bedroom - Primary	Second	12`0" x 14`0"

Room	Level	Dimensions
Foyer	Main	11`6" x 6`4"
Living Room	Main	11`8" x 13`9"
4pc Bathroom	Second	4`10" x 9`2"
Bedroom	Second	10`7" x 10`0"
Bonus Room	Second	14`0" x 13`0"
Walk-In Closet	Second	8`9" x 6`7"

Title: **Fee Simple**
 Zoning: **R2**
 Legal Desc: **2210618**

Remarks

Pub Rmks: **(WALKOUT FRONT ATTACHED DUPLEX)** Nestled within the charming community of WATERFORD awaits a remarkable opportunity to call the Prentiss duplex your own. Boasting 1690 square feet of well-designed living space, this home offers a perfect blend of comfort and modern living. Step inside to find a thoughtfully designed interior featuring 3 bedrooms and 2.5 bathrooms and bonus area. Loads of upgraded features in this beautiful, open floor plan. The main floor greets you with a grand, glazed 8' front door, soaring 9' ceilings, oversized windows, passage doors. Distinctive Engineered Hardwood floors flow through the Foyer, Hall, Great Room, Kitchen & Nook adding a feeling of warmth & style. The Kitchen is completed with an oversized entertainment island & breakfast bar, roomy closet pantry with 8'0" French Door, Quartz Countertops, new stainless appliance package including Fridge, Microwave/Hood Fan combo , smooth upgraded gas Range & built-in Dishwasher. The main floor is completed with an expansive, open Great Room & Nook finished with wide sliding patio door leading to deck, & over height windows, fireplace. Upstairs you'll find a generous Primary Bedroom with 4-piece Ensuite including separated twin Quartz vanities with undermounted sinks, oversized shower& ceramic tile flooring. There is also a generous sized walk-in closet. The 2nd floor is completed with a spacious forward Bonus Room & 2 good sized additional bedrooms with roomy closets. The 2nd & 3rd bedrooms have easy access to the main bath with Quartz countertop, undermounted sink & tile flooring. You're certain to love the convenience of the 2nd Floor Laundry complete with tile flooring. This is a very popular plan, great for young families or for the sizing down crowd. Spacious, Beautiful and Elegant! The perfect place for your perfect home with the Perfect Fit. Hurry and book a showing for this gorgeous home today!"

Inclusions: **NA**
 Property Listed By: **eXp Realty**

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