



THE A-TEAM

RE/MAX FIRST

137 WATERFORD Heath, Chestermere T1X 2T8

MLS@#: A2157924 Area: NONE Listing: 08/15/24 List Price: \$614,999
Status: Active County: Chestermere Change: -\$5k, 03-Sep 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: 2,889 sqft
Lot Shape:
Access:
Lot Feat: Back Yard
Park Feat: Double Garage Attached

Finished Floor Area
Abv Sqft: 1,563
Low Sqft:
Ttl Sqft: 1,563

DOM

35
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: None
Construction: Vinyl Siding, Wood Frame
Flooring: Carpet, Tile, Vinyl Plank
Water Source:
Fnd/Bsmt: Poured Concrete
Kitchen Appl: Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan
Int Feat: Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows
Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Lists rooms like Dining Room, Kitchen, Bedroom, Bathroom, and Walk-In Closet with their respective levels and dimensions.

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**2310082**

Zoning:  
**R3**

Remarks

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Pub Rmks: **BRAND NEW HOME | 1563 SQFT | FRONT DOUBLE ATTACHED GARAGE | OPEN FLOOR CONCEPT** Welcome to Waterford brand new double front garage duplex Home . Main floor greets you with an open floor plan with kitchen ,dining and living area for your convenience and family gatherings, with huge windows giving you tons of natural light . Kitchen is completed with a large island, soft close cabinets and drawers throughout and pantry .New appliances includes microwave/hood fan combo, electric range, refrigerator and dishwasher. Upstairs you will find a generous size Primary Bedroom with attached washroom and quartz double vanity with undermount sinks, shower and a nice walk-in closet. Upper floor is completed by two good sized rooms, laundry and linen closet. Unfinished basement is well designed for your future ideas with a seperate entrance. Easy commute into Calgary and minutes away from stoney trail ,Close to all amenities,Chestermere lake ,shopping plaza etc. Please schedule your viewing today and make it your home.

Inclusions:  
Property Listed By: **NONE**  
**TREC The Real Estate Company**

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