



THE
A-TEAM

**RE/MAX
FIRST**

332 WATERFORD Boulevard, Chestermere T1X 0B3

MLS®#: **A2161590**

Area: **NONE**

Listing Date: **08/29/24**

List Price: **\$509,900**

Status: **Active**

County: **Chestermere**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Chestermere**
Year Built: **2024**

Lot Information

Lot Sz Ar: **2,291 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,139**
Low Sqft:
Ttl Sqft: **1,139**

DOM

156
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

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

Access:

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

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Electric Range,Microwave Hood Fan,Refrigerator**
Int Feat: **High Ceilings,Kitchen Island,Quartz Counters**
Utilities:

Room Information

Room	Level	Dimensions
Entrance	Main	5`3" x 4`9"
Kitchen	Main	11`11" x 9`6"
2pc Bathroom	Main	0`0" x 0`0"
Walk-In Closet	Second	6`3" x 6`1"
Bedroom	Second	10`0" x 9`5"
4pc Bathroom	Second	0`0" x 0`0"

Room	Level	Dimensions
Living Room	Main	12`1" x 11`8"
Dining Room	Main	10`2" x 10`0"
Bedroom - Primary	Second	11`8" x 11`2"
3pc Ensuite bath	Second	0`0" x 0`0"
Bedroom	Second	10`0" x 9`6"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-3

2410796

Remarks

Pub Rmks:

This exquisite no-condo-fee townhouse by Master Builder Douglas Homes in Waterford, offers a perfect blend of modern luxury and convenience, situated in the desirable lake community of Chestermere, just adjacent to Calgary. *Pre Construction: 5 - 77 months to build*** Step inside and be greeted by the expansive 9-foot ceilings on the main floor, creating an open and airy ambiance throughout the living spaces. The stylish kitchen features pristine quartz countertops and is complemented by elegant engineered hardwood flooring that flows seamlessly throughout the main level. The home is designed for both functionality and style, including a built-in hook and shelf at the rear entry—ideal for keeping your space organized and clutter-free. Enjoy the benefits of a double rear garage, providing ample parking and storage options. The fully landscaped front and back yards enhance the home's curb appeal and offer a serene outdoor environment. The treated wood deck is perfect for entertaining guests or relaxing in your private outdoor oasis. The master suite is a true retreat, featuring a spacious walk-in closet that caters to all your storage needs. Experience the best of both worlds with this exceptional townhouse, combining the charm of Chestermere with the convenience of being adjacent to Calgary. This is a must-see property for those seeking a contemporary lifestyle in a welcoming community. 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 and secondary paint colour are 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











