



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1200 WATERFORD Drive, Chestermere T1X2T7**

MLS®#: **A2162447**

Area: **NONE**

Listing Date: **09/05/24**

List Price: **\$599,900**

Status: **Active**

County: **Chestermere**

Change: **-\$10k, 19-Nov**

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:

**3,681 sqft**

Lot Shape:

Finished Floor Area

Abv Sqft:

**1,690**

Low Sqft:

Ttl Sqft:

**1,690**

DOM

**77**

Layout

Beds:

**3 (3 )**

Baths:

**3.0 (3 0)**

Style:

**2 Storey,Side by Side**

Parking

Ttl Park:

**2**

Garage Sz:

**0**

Access:

Lot Feat:

Park Feat:

**Back Lane,Back Yard,Corner Lot,Level Parking Pad**

Utilities and Features

Roof:

**Asphalt Shingle**

Heating:

**Forced Air,Natural Gas**

Sewer:

Ext Feat:

**None**

Construction:

**Vinyl Siding,Wood Frame**

Flooring:

**Vinyl Plank**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**Dishwasher,Dryer,Electric Range,Microwave Hood Fan,Refrigerator,Washer**

Int Feat:

**Bathroom Rough-in,Kitchen Island,Pantry,Separate Entrance,Stone Counters,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>3pc Bathroom</b>	<b>Main</b>	<b>0`0" x 0`0"</b>	<b>Flex Space</b>	<b>Main</b>	<b>8`0" x 9`9"</b>
<b>Kitchen</b>	<b>Main</b>	<b>9`3" x 12`2"</b>	<b>Family Room</b>	<b>Main</b>	<b>13`0" x 12`11"</b>
<b>Nook</b>	<b>Main</b>	<b>5`6" x 9`11"</b>	<b>Bedroom - Primary</b>	<b>Upper</b>	<b>13`11" x 12`3"</b>
<b>4pc Ensuite bath</b>	<b>Upper</b>	<b>0`0" x 0`0"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>9`6" x 11`4"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>9`6" x 11`4"</b>	<b>4pc Bathroom</b>	<b>Upper</b>	

Legal/Tax/Financial

Title: **Fee Simple**  
 Legal Desc: **TBD**

Zoning: **R-G**

Remarks

Pub Rmks: **This Brand new home built by award winning builder, Prominent Homes, in the Brand New Community of Waterford! This home is featured on a corner lot with 1690 sqft of living space. This Beautiful home features 3 Bedrooms, 3 Full Bathrooms including a Full Bathroom and Flex on the Main Floor! THE MAIN floor also features a floor plan with a Gorgeous Kitchen that has an Island in the Kitchen, Dining Nook, a Living Room with a 50" Electric Fireplace! THE UPPER floor has 3 Bedrooms including a Large Master Bedroom with a huge walk in closet and a standing fiberglass shower. It also comes with Alberta New Home Warranty. Photos are representative.**

Inclusions: **N/A**  
 Property Listed By: **Bode Platform Inc.**

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