



THE
A-TEAM

**RE/MAX
FIRST**

1021 WATERFORD DRIVE , Chestermere T1X 2T7

MLS®#: **A2163400**

Area: **NONE**

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

List Price: **\$639,900**

Status: **Active**

County: **Chestermere**

Change: **-\$9k, 16-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: **3,264 sqft**
Lot Shape:

Access: **Level**
Lot Feat: **Double Garage Attached**
Park Feat:

Finished Floor Area
Abv Sqft: **1,698**
Low Sqft:
Ttl Sqft: **1,698**

DOM

13
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey,Side by Side**

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

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **BBQ gas line,Private Entrance**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Electric Water Heater,Garage Control(s),Range Hood,Washer,Window Coverings**
Int Feat: **Bar,Bathroom Rough-in,Beamed Ceilings,Breakfast Bar,Built-in Features,Chandelier,Double Vanity,Granite Counters,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Separate Entrance,Sump Pump(s),Walk-In Closet(s)**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Bedroom - Primary	Second	12`10" x 12`11"
Bedroom	Second	12`5" x 8`8"
4pc Bathroom	Second	8`11" x 4`11"
2pc Bathroom	Main	5`7" x 4`9"
Kitchen	Main	11`3" x 12`10"
Flex Space	Main	10`11" x 6`11"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Bedroom	Second	12`4" x 8`8"
4pc Ensuite bath	Second	11`11" x 5`3"
Family Room	Second	16`4" x 9`11"
Dining Room	Main	13`1" x 6`7"
Living Room	Main	13`10" x 12`11"

Title:
Fee Simple
Legal Desc:

Zoning:
R2

2310082

Remarks

Pub Rmks: **Situated in the delightful community of WATERFORD, this Double Front Garage Duplex offers an exceptional chance to make it your own. Spanning 1698.69 square feet of well-planned living space, this residence combines comfort with contemporary living. Upon entry, you'll discover a meticulously crafted interior featuring 3 bedrooms, 2.5 bathrooms, and a bonus area. The home showcases numerous upgraded elements within its open floor plan. The main level welcomes you with a striking, glazed 8' front door, impressive 9' ceilings, large windows, and passage doors. Elegant LVP floors extend through the Foyer, Hall, Great Room, Kitchen, and Nook, adding a touch of warmth and sophistication. The Kitchen includes a large entertainment island and breakfast bar, a spacious pantry, Quartz Countertops, and a new stainless steel appliance package including a Refrigerator, Hood Fan combo, smooth upgraded gas Range, and built-in Dishwasher. The main floor also features a broad, open Great Room and Nook, complete with a patio door leading to a deck, over-height windows, and a fireplace. On the upper level, you'll find a generous Primary Bedroom with a 4-piece Ensuite that includes separated twin Quartz vanities with undermounted sinks, an oversized shower, and ceramic tile flooring, along with a large walk-in closet. The second floor also offers a spacious Bonus Room and two additional well-sized bedrooms with ample closets. These bedrooms have convenient access to the main bathroom, which features a Quartz countertop, undermounted sink, and tile flooring. You'll appreciate the convenience of the 2nd Floor Laundry, complete with tile flooring. This highly desirable plan is ideal for young families or those looking to downsize. Spacious, Beautiful, and Elegant—the perfect place for your perfect home. Don't miss the chance to book a showing for this stunning home today!**

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

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











