



THE
A-TEAM

**RE/MAX
FIRST**

114 WATERFORD Road, Chestermere T1X 2P6

MLS®#: **A2164322** Area: **NONE** Listing Date: **09/09/24** List Price: **\$644,900**
 Status: **Active** County: **Chestermere** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Semi Detached (Half Duplex)**
 City/Town: **Chestermere**
 Year Built: **2022**
 Lot Information
 Lot Sz Ar: **3,103 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Yard, No Neighbours Behind, Rectangular Lot**
 Park Feat: **Double Garage Attached, Driveway, Garage Faces Front**

DOM

10
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, Natural Gas**
 Sewer:
 Ext Feat: **None**
 Construction: **Vinyl Siding, Wood Frame**
 Flooring: **Carpet, Ceramic Tile, Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings**
 Int Feat: **Double Vanity, French Door, Kitchen Island, Pantry, Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	4`11" x 6`0"	Dining Room	Main	9`7" x 9`11"
Foyer	Main	11`5" x 6`4"	Kitchen	Main	17`0" x 12`9"
Living Room	Main	11`5" x 13`10"	4pc Bathroom	Upper	4`11" x 9`0"
4pc Ensuite bath	Upper	8`8" x 7`11"	Bedroom	Upper	10`6" x 9`11"
Bedroom	Upper	11`9" x 13`4"	Family Room	Upper	14`0" x 12`10"
Bedroom - Primary	Upper	11`10" x 13`10"	Walk-In Closet	Upper	8`9" x 6`8"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

2210618

Zoning:
R-3

Remarks

Pub Rmks: **This duplex offers comfortable and convenient living. The main floor features a double attached garage, a welcoming front porch, and a foyer leading to the spacious kitchen. The kitchen boasts a pantry, a French door refrigerator, a microwave range hood, an electric stove, a dishwasher, and a convenient kitchen island. The open-concept living room, complete with a cozy fireplace and dining area, creates a warm and inviting atmosphere. For added convenience, there's a 2-piece bathroom on the main floor. Upstairs, you'll find a second living or family room, providing additional space for relaxation or entertainment. The master bedroom features a walk-in closet and a 4-piece bathroom for your privacy and comfort. There are two more bedrooms, each with its own closet, and a shared 4-piece bathroom. A laundry room is also located on this level for added convenience. The unfinished basement offers potential for future customization and additional living space. It also includes a side entrance for easy access. This duplex provides a well-designed and functional layout, making it an ideal choice for families or individuals seeking a comfortable and convenient home in Chestermere.**

Inclusions:
Property Listed By: **N/A**
RE/MAX iRealty Innovations

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









