



91 WATERFORD Manor, Chestermere T1X 2Z8

MLS® #: **A2166380** Area: **NONE** Listing **09/16/24** List Price: **\$616,900**
 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: **2025**
Lot Information
 Lot Sz Ar: **2,923 sqft**
 Lot Shape:
 Access:
 Lot Feat: **City Lot,Level,Rectangular Lot**
 Park Feat: **Double Garage Attached**

Finished Floor Area
 Abv Sqft: **1,568**
 Low Sqft:
 Ttl Sqft: **1,568**

DOM

159
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: **None**
 Construction: **Mixed,Vinyl Siding**
 Flooring: **Carpet,Tile,Wood**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator**
 Int Feat: **Double Vanity,High Ceilings,Kitchen Island,Quartz Counters,Separate Entrance**
 Utilities:

Room Information

| <u>Room</u> | <u>Level</u> | <u>Dimensions</u> | <u>Room</u> | <u>Level</u> | <u>Dimensions</u> |
|------------------|--------------|-------------------|-------------------|--------------|-------------------|
| Dining Room | Main | 10`7" x 10`0" | Living Room | Main | 11`10" x 14`2" |
| Mud Room | Main | 3`5" x 7`2" | Kitchen | Main | 12`2" x 13`6" |
| Pantry | Main | 5`5" x 6`1" | 2pc Bathroom | Main | 0`0" x 0`0" |
| Entrance | Main | 6`6" x 11`6" | Laundry | Second | 4`7" x 5`7" |
| Loft | Second | 13`10" x 11`2" | Bedroom - Primary | Second | 14`2" x 12`1" |
| 4pc Ensuite bath | Second | 0`0" x 0`0" | Walk-In Closet | Second | 6`4" x 9`7" |
| Bedroom | Second | 10`10" x 10`2" | 4pc Ensuite bath | Second | 0`0" x 0`0" |
| Bedroom | Second | 10`4" x 11`11" | | | |

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

2410796

Zoning:
R-3

Remarks

Pub Rmks: *****UNDER CONSTRUCTION: 6 - 8 months to possession***Welcome to this exquisite front-attached duplex, meticulously crafted and ready for you to call home. This residence offers a blend of contemporary design and opulent features, ensuring a lifestyle of comfort and sophistication. Key Features: **Elegant Engineered Hardwood Floors:** Experience the warmth and durability of high-quality flooring throughout the main living areas. **Modern Tile Work:** Beautiful tiles in the washrooms and laundry add a touch of luxury and practicality. **Spacious Loft Area:** Ideal for a home office, playroom, or cozy reading nook, offering versatile living options. **Jack and Jill Bathroom:** Perfectly designed for convenience and privacy, connecting two well-sized bedrooms. **Grand Master Suite:** Enjoy a large master bedroom complete with a generous walk-in closet and a dual vanity bathroom featuring undermount sinks for a sleek, modern look. **8 ft Doors and Iron Wrought Railings:** Distinctive 8-foot doors on the main floor and stylish iron wrought railings enhance the home's aesthetic appeal. **Quartz Countertops:** Elegant and durable, the quartz countertops in the kitchen and bathrooms make a statement of luxury. **Electric Fireplace:** Cozy up with a contemporary electric fireplace that adds both warmth and ambiance to the living space. **Side Entrance:** A practical and stylish 8 ft side entrance adds to the home's convenience and charm. This property is not just a home; it's a statement of modern luxury and comfort. **Don't miss out on the opportunity to own this beautiful duplex that perfectly combines functionality with elegance. ***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.*** Call today!****

Inclusions: **N/A**
Property Listed By: **First Place Realty**

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











