



THE
A-TEAM

**RE/MAX
FIRST**

91 WATERFORD Manor, Chestermere T1X 2T9

MLS®#: **A2166380**

Area: **NONE**

Listing Date: **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)

Finished Floor Area

City/Town:

Chestermere

Abv Sqft:

1,568

Year Built:

2025

Low Sqft:

Ttl Sqft:

1,568

Lot Information

Lot Sz Ar:

2,923 sqft

Lot Shape:

Access:

Lot Feat:

Park Feat:

City Lot,Level,Rectangular Lot

Double Garage Attached

DOM

78

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

Room	Level	Dimensions
Dining Room	Main	10`7" x 10`0"
Mud Room	Main	3`5" x 7`2"
Pantry	Main	5`5" x 6`1"
Entrance	Main	6`6" x 11`6"
Loft	Second	13`10" x 11`2"
4pc Ensuite bath	Second	0`0" x 0`0"
Bedroom	Second	10`10" x 10`2"

Room	Level	Dimensions
Living Room	Main	11`10" x 14`2"
Kitchen	Main	12`2" x 13`6"
2pc Bathroom	Main	0`0" x 0`0"
Laundry	Second	4`7" x 5`7"
Bedroom - Primary	Second	14`2" x 12`1"
Walk-In Closet	Second	6`4" x 9`7"
4pc Ensuite bath	Second	0`0" x 0`0"

Bedroom **Second** **10` 4" x 11` 11"** Legal/Tax/Financial

Title: Zoning:
Fee Simple **R-3**
Legal Desc: **2410796**

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











