



THE
A-TEAM

**RE/MAX
FIRST**

99 WATERFORD Manor, Chestermere T1X 0M8

MLS® #: **A2166743** Area: **NONE** Listing Date: **09/17/24** List Price: **\$619,900**
 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: **1,619**
 Low Sqft:
 Ttl Sqft: **1,619**

DOM

2
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,Pantry,Quartz Counters**
 Utilities:

Room Information

| Room | Level | Dimensions | Room | Level | Dimensions |
|----------------|--------|---------------|-------------------|--------|---------------|
| Entrance | Main | 9`5" x 6`3" | 2pc Bathroom | Main | 0`0" x 0`0" |
| Pantry | Main | 5`2" x 4`4" | Kitchen | Main | 9`6" x 10`6" |
| Kitchen | Main | 9`6" x 10`6" | Nook | Main | 9`6" x 10`9" |
| Great Room | Main | 11`7" x 15`0" | 4pc Ensuite bath | Second | 0`0" x 0`0" |
| Walk-In Closet | Second | 8`8" x 7`0" | Bedroom - Primary | Second | 12`1" x 15`2" |
| Bedroom | Second | 10`8" x 9`11" | Bedroom | Second | 10`8" x 9`10" |
| Laundry | Second | 4`0" x 4`5" | Bonus Room | Second | 12`6" x 13`5" |

4pc Bathroom

Second

0`0" x 0`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

2410796

Zoning:
R-3

Remarks

Pub Rmks: *****UNDER CONSTRUCTION: 8-10 months to possession***Discover your dream home in this stunning brand-new front attached duplex, featuring an array of luxurious upgrades and stylish design elements throughout. Perfectly crafted for comfort and modern living, this residence is a must-see! Key Features: High-End Engineered Hardwood Floors: Experience the elegance and durability of engineered hardwood flooring on the main level, providing a warm and inviting atmosphere. Spacious 9 ft Ceilings: Enjoy the airy feel of 9-foot ceilings that enhance the open-concept design. Impressive 8 ft Doors: Beautiful 8-foot doors on the main floor create a grand entrance and seamless flow between spaces. Expansive Bonus Room: A huge bonus room offers versatile space for a family room, home office, or play area, perfect for entertaining or relaxing. Luxurious Master Suite: Retreat to a large master bedroom featuring a generous walk-in closet and an ensuite with a dual vanity and undermount sinks for a touch of luxury. Stylish Tiles in Washrooms and Laundry: Elegant tiles enhance the washrooms and laundry area, combining functionality with modern design. Great Kitchen with Quartz Countertops: Enjoy high-quality quartz countertops that provide both beauty and practicality in the kitchen and bathrooms. Elegant Iron Wrought Railings: Tastefully designed wrought iron railings add a sophisticated touch throughout the home. Cozy Electric Fireplace: Relax in the living area with a contemporary electric fireplace, perfect for creating a warm ambiance. Built-In Bench at Entry: A built-in bench in the entryway adds convenience and style, perfect for organizing your belongings. This exceptional duplex beautifully combines modern luxury with functional living. Don't miss the opportunity to make it your own! Contact us today to schedule your private showing! ***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.*****

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

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





