



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**336 WATERFORD Boulevard, Chestermere T1X 2P8**

MLS® #: **A2167390**

Area: **NONE**

Listing Date: **09/19/24**

List Price: **\$539,900**

Status: **Active**

County: **Chestermere**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Row/Townhouse**  
City/Town: **Chestermere**  
Year Built: **2025**  
Lot Information  
Lot Sz Ar: **2,291 sqft**  
Lot Shape:

Finished Floor Area  
Abv Sqft: **1,256**  
Low Sqft:  
Ttl Sqft: **1,256**

DOM

**93**  
Layout  
Beds: **3 (3 )**  
Baths: **2.5 (2 1)**  
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Lane, City Lot, Street Lighting, Rectangular Lot**  
Park Feat: **Double Garage Detached**

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 Range, Microwave Hood Fan, Refrigerator**  
Int Feat: **Kitchen Island, Open Floorplan, Quartz Counters, Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions
Foyer	Main	7'0" x 5'0"
Kitchen	Main	12'9" x 12'0"
2pc Bathroom	Main	0'0" x 0'0"
Walk-In Closet	Second	4'8" x 7'5"
Bedroom	Second	10'0" x 9'4"
Laundry	Second	3'8" x 3'6"

Room	Level	Dimensions
Living Room	Main	13'8" x 13'0"
Dining Room	Main	12'9" x 7'5"
Bedroom - Primary	Second	12'1" x 11'6"
3pc Ensuite bath	Second	
Bedroom	Second	9'10" x 9'7"
4pc Ensuite bath	Second	

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-3**

**2410796**

Remarks

Pub Rmks: **\*\*\*UNDER CONSTRUCTION 4 - 6 months to build-Brand New Home\*\*\*Discover the perfect blend of style and convenience in this beautiful townhome featuring no condo fees. This home boasts a spacious 9' main floor ceiling that enhances the open feel of the living area, complemented by elegant engineered hardwood flooring. The modern kitchen showcases quartz countertops, perfect for cooking and entertaining. Step outside to your treated wood deck, ideal for outdoor gatherings and relaxation. Enjoy the convenience of a rear garage with direct access, along with full landscaping in both the front and back, adding to the home's curb appeal. With tiles in the bath and laundry for easy maintenance and an upper floor laundry for added practicality, this townhome is designed for today's lifestyle. Don't miss your chance to own this meticulously designed home that offers both comfort and functionality! 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. (Electric Fireplace and secondary paint colour are optional) Schedule a showing today!**

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**















