



THE
A-TEAM

**RE/MAX
FIRST**

98 WATERFORD Road, Chestermere T1X 2P6

MLS®#: **A2168714** Area: **NONE** Listing Date: **09/25/24** List Price: **\$845,000**
 Status: **Active** County: **Chestermere** Change: **-\$24k, 01-Nov** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Chestermere**
 Year Built: **2023**
Lot Information
 Lot Sz Ar: **5,224 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,675**
 Low Sqft:
 Ttl Sqft: **2,675**

DOM

48
Layout
 Beds: **5 (5)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

Ttl Park: **7**
 Garage Sz: **3**

Access:

Lot Feat: **Backs on to Park/Green Space,Few Trees,Low Maintenance Landscape,Interior Lot,Rectangular Lot**
 Park Feat: **Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **None**

Construction: **Vinyl Siding,Wood Frame**
 Flooring: **Carpet**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Convection Oven,Dishwasher,Range Hood,Refrigerator,Washer/Dryer**
 Int Feat: **Breakfast Bar,Built-in Features,Double Vanity,Granite Counters,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Primary Downstairs,Walk-In Closet(s)**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Entrance	Main	8`3" x 7`5"	Den	Main	11`1" x 10`9"
2pc Bathroom	Main	5`0" x 4`9"	Mud Room	Main	9`9" x 5`7"
Bedroom	Main	13`3" x 10`0"	4pc Ensuite bath	Main	7`6" x 4`11"
Living Room	Main	17`4" x 14`11"	Kitchen	Main	15`8" x 9`3"
Dining Room	Main	9`8" x 11`6"	Pantry	Main	5`0" x 5`3"
Bonus Room	Upper	16`5" x 15`7"	Bedroom	Upper	10`7" x 10`2"

4pc Bathroom
Laundry
Walk-In Closet
Bedroom

Upper
Upper
Upper
Upper

8`6" x 4`11"
8`6" x 5`7"
10`7" x 6`5"
10`0" x 10`3"

Bedroom
Bedroom - Primary
5pc Ensuite bath

Upper
Upper
Upper

10`11" x 11`0"
13`0" x 13`5"
13`4" x 8`4"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

2210618

Zoning:
RC-1

Remarks

Pub Rmks: **Welcome to your dream home in the brand new community of Waterford in Chestermere! Built in 2023, this stunning two-story home offers over 2600+ square feet of beautifully designed living space. Featuring 5 spacious bedrooms and 4 full bathrooms, including a main-level bedroom with a full ensuite, this house is perfect for a large or growing family. On the upper level, you'll find four additional bedrooms, a bonus room, and a luxurious 5-piece master ensuite complete with his-and-her sinks, a giant walk-in closet, and all the space you need to unwind. The open-concept main floor boasts a cozy fireplace in the living room, a spacious flex room, pristine bright white finishes, and large windows that flood the space with natural light. The triple-car garage and big backyard ensure you have ample room for vehicles, storage, and outdoor enjoyment. Backing onto a peaceful green space, you'll enjoy scenic views and privacy with no neighbours behind. Plus, the undeveloped basement is a blank canvas, ready for you to design your ideal space when the time is right. Located in Waterford, Chestermere, this home is part of a brand-new, vibrant community offering parks, pathways, and easy access to amenities. Just minutes from Chestermere Lake and only a short drive to Calgary, Waterford is quickly becoming a sought-after area for families who want the charm of a smaller community with big city convenience. Best of all, this is the best-priced home in the area for what it offers. Come see it for yourself—your family's next chapter starts here!**

Inclusions:
Property Listed By:

n/a
Greater Property Group

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













