



THE
A-TEAM

**RE/MAX
FIRST**

9 WATERFORD Glen, Chestermere T1X 2T8

MLS®#: **A2171522**

Area: **NONE**

Listing **10/08/24**

List Price: **\$489,900**

Status: **Active**

County: **Chestermere**

Change: **None**

Association: **Fort McMurray**

QUICK POSSESSION

CLAIRE

9 Waterford Glen • Waterford, Chestermere

1400 sq ft 2 bedrooms 2.5 bathrooms 23'



FEATURES

- ✓ Back-to-Back Townhouse
- ✓ No Condo Fees
- ✓ Single Car Garage
- ✓ 9' Main Floor Ceiling
- ✓ Quartz Countertops
- ✓ Treated Wood Deck
- ✓ Full Landscaping
- ✓ Upper Floor Laundry
- ✓ Eng. Hardwood Main Floor
- ✓ Upper Floor Flex Room

*Price includes forkgst. Price, features & plan are subject to change at any time.

General Information

Prop Type:

Residential

Sub Type:

Row/Townhouse

City/Town:

Chestermere

Year Built:

2025

Lot Information

Lot Sz Ar:

1,333 sqft

Lot Shape:

Finished Floor Area

Abv Sqft:

1,505

Low Sqft:

Ttl Sqft:

1,505

DOM

56

Layout

Beds:

2 (2)

Baths:

2.5 (2 1)

Style:

3 Storey

Parking

Ttl Park:

1

Garage Sz:

1

Access:

Lot Feat:

Park Feat:

**City Lot,Level,Street Lighting
Single Garage Attached**

Utilities and Features

Roof:

Asphalt Shingle

Heating:

Forced Air

Sewer:

Ext Feat:

Balcony,BBQ gas line

Construction:

Stone,Vinyl Siding

Flooring:

Carpet,Ceramic Tile,Wood

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Gas Stove,Microwave Hood Fan,Refrigerator

Int Feat:

Open Floorplan,Pantry,Quartz Counters,Walk-In Closet(s)

Utilities:

Room Information

| Room | Level | Dimensions | Room | Level | Dimensions |
|--------------------------|--------|----------------|-------------------|--------|----------------|
| Entrance | Main | 4`11" x 12`3" | Living Room | Main | 13`7" x 19`10" |
| Kitchen With Eating Area | Main | 7`10" x 15`10" | 2pc Bathroom | Main | |
| Balcony | Main | 8`10" x 8`6" | Bedroom - Primary | Second | 12`7" x 11`5" |
| Bedroom | Second | 10`6" x 8`11" | Laundry | Second | 4`1" x 4`6" |
| Walk-In Closet | Second | 4`6" x 9`8" | 3pc Ensuite bath | Second | 0`0" x 0`0" |
| Flex Space | Second | 8`2" x 10`10" | 4pc Bathroom | Second | |
| Entrance | Lower | 11`11" x 6`0" | | | |

Legal/Tax/Financial

Title: **Fee Simple**
 Legal Desc: **2310082**
 Zoning: **DC**

Remarks

Pub Rmks: **Welcome to Your Dream Home! Under Construction: 5 - 7 Months to Build Discover this beautifully designed 2-bedroom plus flex room townhome, featuring 2.5 baths and the perfect blend of modern luxury and functional living. Key Features: Spacious Layout: Enjoy an open-concept living area with engineered hardwood floors that seamlessly flows into a large kitchen with a stunning island, perfect for entertaining. Elegant Kitchen: Equipped with a gas stove, refrigerator, over-the-range microwave, and a BBQ gas line leading to the main floor deck for easy outdoor grilling. Luxurious Bathrooms: Full tile shower in the ensuite and tub in the main bath. Convenient Upstairs Laundry: No more hauling laundry up and down stairs! Master Retreat: A generous walk-in closet provides ample storage. Outdoor Living: Relax on your balcony or enjoy additional outdoor space on the main floor deck. Oversized Single Garage: Plenty of room for your vehicle and additional storage. Nestled in a vibrant community, this townhome is ideal for families, professionals, or anyone seeking a stylish, low-maintenance lifestyle. Don't miss your chance to own this exceptional property—schedule your viewing 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

