



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 for/sgt. 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

**106**

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**

