



THE
A-TEAM

**RE/MAX
FIRST**

268 WATERFORD Boulevard, Chestermere T1X2P8

MLS®#: **A2172725**

Area: **NONE**

Listing Date: **10/12/24**

List Price: **\$538,800**

Status: **Active**

County: **Chestermere**

Change: **-\$1,000, 15-Nov**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Chestermere**
Year Built: **2023**

Lot Information

Lot Sz Ar: **2,490 sqft**
Lot Shape:

Access:

Lot Feat: **Back Lane,Back Yard**
Park Feat: **Double Garage Detached**

Finished Floor Area

Abv Sqft: **1,352**

Low Sqft:

Ttl Sqft: **1,352**

DOM

39

Layout

Beds: **3 (3)**

Baths: **2.5 (2 1)**

Style: **2 Storey**

Parking

Ttl Park: **2**

Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Garden,Other**

Construction: **Other,Vinyl Siding**
Flooring: **Carpet,Ceramic Tile,Hardwood,See Remarks**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked**
Int Feat: **High Ceilings,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Recessed Lighting,Soaking Tub,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	3`0" x 6`10"	Dining Room	Main	11`11" x 10`1"
Kitchen	Main	13`5" x 12`5"	Living Room	Main	13`0" x 11`9"
3pc Ensuite bath	Second	9`5" x 6`2"	4pc Bathroom	Second	9`0" x 6`2"
Bedroom	Second	9`10" x 10`1"	Bedroom	Second	9`10" x 10`1"
Bedroom - Primary	Second	12`6" x 11`4"			

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-3

2210618

Remarks

Pub Rmks: *****IMMEDIATE POSSESSION***NO CONDO FEE*** Waterford in Chestermere~Featuring LUXURY upgrades such as Engineered Hardwood Floors, Black Package, Basement rough-in with finished staircase, 9 ft Knockdown Ceiling, 8 ft Doors on main level, Quartz Countertops, Undermount Sinks, Convenient Upstairs Laundry and so much more! Main floor greets you with an open floor plan with huge windows allowing natural light to shine through. Kitchen is completed with a huge island, soft close cabinets and drawers throughout, good sized pantry, appliance package including microwave/hood fan combo, smooth top electric range, refrigerator and dishwasher. Spacious dining room with huge windows completes the main level. Upstairs you will find a generous Primary Bedroom with quartz vanity with undermount sinks, 5 ft long shower and a nice walk-in closet. Upper floor is completed by two good sized rooms and laundry room. Rough in basement that comes with rough in plumbing is well designed for your future ideas! This townhouse has NO CONDO FEES includes front and back landscape and fencing, detached double car garage and treated wood deck. All located on the South West edge of Chestermere, and adjacent to the City of Calgary limits. Waterford provides an easy commute into Calgary, creating a home for the Calgary professionals, without the high density you will encounter in the city. Proximity to Calgary isn't the only highlight though, the growing City of Chestermere offers many diverse amenities, and all are a short drive away, or within walking distance. Let's make this property yours! Book your showing today and call your favourite Realtor!**

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











