



THE
A-TEAM

**RE/MAX
FIRST**

13 WATERFORD Glen, Chestermere T1X 2T8

MLS® #: **A2176980**

Area: **NONE**

Listing Date: **11/01/24**

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

Status: **Active**

County: **Chestermere**

Change: **None**

Association: **Fort McMurray**

PRIMROSE

13 Waterford Glen • Waterford, Chestermere

3 bedrooms 2.5 bathrooms 23'



FEATURES

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

General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Chestermere**
 Year Built: **2025**
Lot Information
 Lot Sz Ar: **2,033 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,551**
 Low Sqft:
 Ttl Sqft: **1,551**

DOM

32
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **3 Storey**

Parking

Ttl Park: **1**
 Garage Sz: **1**

Access:

Lot Feat: **City Lot,Level,Street Lighting**
 Park Feat: **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
Kitchen	Main	14`11" x 8`6"	Living Room	Main	12`10" x 15`6"
Dining Room	Main	9`3" x 9`4"	Pantry	Main	2`10" x 2`7"
2pc Bathroom	Main	0`0" x 0`0"	Bedroom - Primary	Second	12`10" x 10`7"
Bedroom	Second	9`0" x 10`1"	4pc Bathroom	Second	0`0" x 0`0"
Bedroom	Second	9`0" x 10`5"	Walk-In Closet	Second	3`11" x 5`8"
4pc Bathroom	Second	0`0" x 0`0"	Laundry	Second	3`9" x 3`4"
Entrance	Lower	6`6" x 5`6"	Flex Space	Lower	9`9" x 7`0"

Legal/Tax/Financial

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

Remarks

Pub Rmks: **Embark on a journey to a reimagined living space that transcends traditional townhouse designs. This soon-to-be-completed gem, set to be ready in just 5 - 7 months, beckons you to explore its intricate features and modern comforts. **Key Highlights:** **No Condo Fees:** Enjoy the freedom of ownership without the burden of monthly fees. **Single Car Garage:** A practical addition that intertwines convenience with security. **9' Main Floor Ceiling:** Experience a sense of openness and light, enhancing the living tapestry of your home. **Quartz Countertops:** These surfaces orchestrate elegance in your kitchen and bathrooms, offering both beauty and durability. **Treated Wood Deck:** Step outside to a verdant space perfect for entertaining or quiet reflection. **Full Landscaping:** A meticulously designed outdoor area awaits. **Upper Floor Laundry:** Convenience is key in this layout, making everyday chores a breeze. **Engineered Hardwood Main Floor:** This choice not only enhances aesthetics but also offers durability and style. **Ground Level Flex Room:** An enigmatic space that can adapt to your lifestyle—be it a home office, gym, or guest room. This townhouse is more than just a home; it's a mosaic of modern living designed to elevate your lifestyle. Delve into the possibilities that await you and make this captivating space your own. Don't miss the chance to be part of this new chapter in a labyrinth of modern elegance!**

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

