



THE
A-TEAM

**RE/MAX
FIRST**

5 WATERFORD Glen, Chestermere T1X 2T8

MLS® #: **A2176983**

Area: **NONE**

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

List Price: **\$449,900**

Status: **Active**

County: **Chestermere**

Change: **None**

Association: **Fort McMurray**

ANNETTE

5 Waterford Glen • Waterford, Chestermere

2 bedrooms 2.5 bathrooms 21'



FEATURES

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

General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Chestermere**
 Year Built: **2025**
Lot Information
 Lot Sz Ar: **1,215 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,259**
 Low Sqft:
 Ttl Sqft: **1,259**

DOM

50
Layout
 Beds: **2 (2)**
 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	8`1" x 13`7"	2pc Bathroom	Main	0`0" x 0`0"
Living Room	Main	12`6" x 10`2"	Dining Room	Main	12`6" x 9`0"
Bedroom	Second	9`1" x 10`6"	Bedroom - Primary	Second	10`10" x 11`0"
Walk-In Closet	Second	7`0" x 4`6"	4pc Ensuite bath	Second	0`0" x 0`0"
4pc Bathroom	Main	0`0" x 0`0"	Laundry	Second	4`0" x 3`9"
Entrance	Lower	5`4" x 5`0"	Flex Space	Lower	6`5" x 7`9"

Legal/Tax/Financial

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

Zoning:
DC

Remarks

Pub Rmks: ****Under Construction:** This exquisite back-to-back townhouse is set to be completed in just 5-7 months. Enjoy the benefits of modern living with no condo fees! ****Key Features:** **No Condo Fees:** Experience the freedom of ownership without the extra monthly costs. ****Single Car Garage:** Convenient parking and additional storage space. ****9' Main Floor Ceiling:** Create an open and airy atmosphere with plenty of natural light. ****Elegant Quartz Countertops:** Beautiful and durable surfaces in the kitchen and bathrooms. ****Treated Wood Deck:** Perfect for outdoor gatherings or peaceful relaxation. ****Full Landscaping:** Professionally designed outdoor spaces for a polished look. ****Double Sinks in Ensuite:** Added luxury and convenience in your master suite. ****Engineered Hardwood Main Floor:** Stylish and easy to maintain, blending beauty with practicality. ****Ground Level Flex Room:** Versatile space that can be tailored to your needs—ideal for a home office, gym, or guest room. This townhouse offers a perfect blend of modern design and functional living. Don't miss your chance to make this beautiful home yours!********************

Inclusions:
 Property Listed By: **First Place Realty**

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

