



THE
A-TEAM

**RE/MAX
FIRST**

114 WATERFORD Road, Chestermere T1X 2P6

MLS®#: **A2181643**

Area: **NONE**

Listing Date: **11/30/24**

List Price: **\$629,000**

Status: **Active**

County: **Chestermere**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Semi Detached (Half Duplex)**

City/Town: **Chestermere**
Year Built: **2022**

Lot Information
Lot Sz Ar: **3,103 sqft**
Lot Shape:

Access:
Lot Feat: **Back Yard,Backs on to Park/Green Space,No Neighbours Behind**
Park Feat: **Double Garage Attached**

Finished Floor Area
Abv Sqft: **1,704**
Low Sqft:
Ttl Sqft: **1,704**

DOM
53
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey,Side by Side**
Parking
Ttl Park: **4**
Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Fireplace(s),Forced Air**
Sewer:
Ext Feat: **BBQ gas line,Private Yard**

Construction: **Concrete,Stone,Vinyl Siding,Wood Frame**
Flooring: **Carpet,Ceramic Tile,Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Range,Microwave Hood Fan,Refrigerator,Washer/Dryer**
Int Feat: **No Smoking Home,Quartz Counters,Separate Entrance**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	11`8" x 13`10"
2pc Bathroom	Main	5`11" x 5`0"
Walk-In Closet	Second	8`9" x 6`8"
Bedroom	Second	10`0" x 10`6"
Laundry	Second	5`9" x 3`10"
Bedroom	Second	11`10" x 13`4"

Room	Level	Dimensions
Kitchen	Main	12`2" x 13`2"
Dinette	Main	10`7" x 9`6"
4pc Ensuite bath	Second	8`9" x 8`1"
Bedroom - Primary	Second	12`0" x 14`0"
Bonus Room	Second	13`7" x 11`1"
4pc Bathroom	Second	9`2" x 4`11"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

2210618

Zoning:
R-3

Remarks

Pub Rmks:

Welcome to this beautiful Waterford community of Chestermere. DOUBLE FRONT CAR GARAGE ATTACHED. Boasting curb appeal, facing back yard to the GREEN SPACE. Amazing Open concept layout & big size lot, which offers a 9' ft. main floor ceiling. The modern kitchen is complete with upgraded quartz countertops and backsplash, elegant cabinetry, and a stainless-steel smart appliance package. A separate basement entrance is already there. One master bedroom with double sinks en-suite, and another two have jack&jill bath, so another 2 also served as masters. There is a spacious Bonus room on the upper level with lots of daylight from the upgraded windows package. Total 3 bedrooms, 2 & half baths, 1 Bonus room & 2nd floor laundry. This house is a perfect urban-style home! Walking distance to No frills, Bus stop, shopping plaza & Chestermere Lake. There is a spacious double front attached car garage + your own driveway for an additional 2 car parking. Big-sized backyard makes it perfect with backing onto green space. No neighbour at the back.

Inclusions:
Property Listed By:

None
Royal LePage METRO

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







