



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)**

Finished Floor Area

City/Town:

**Chestermere**

Abv Sqft:

**1,704**

Year Built:

**2022**

Low Sqft:

Ttl Sqft:

**1,704**

Lot Information

Lot Sz Ar:

**3,103 sqft**

Lot Shape:

DOM

**21**

Layout

Beds:

**3 (3 )**

Baths:

**2.5 (2 1)**

Style:

**2 Storey,Side by Side**

Parking

Ttl Park:

**4**

Garage Sz:

**2**

Access:

Lot Feat:

Park Feat:

**Back Yard,Backs on to Park/Green Space,No Neighbours Behind**

**Double Garage Attached**

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

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

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**







