



THE
A-TEAM

**RE/MAX
FIRST**

1184 WATERFORD Drive, Chestermere T1X2T7

MLS®#: **A2181890**

Area: **NONE**

Listing Date: **12/04/24**

List Price: **\$575,000**

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: **2025**

Lot Information

Lot Sz Ar: **2,923 sqft**
Lot Shape:

Access:

Lot Feat: **Back Lane**
Park Feat: **Parking Pad**

Finished Floor Area

Abv Sqft: **1,690**

Low Sqft:

Ttl Sqft: **1,690**

DOM

49

Layout

Beds: **4 (4)**

Baths: **3.0 (3 0)**

Style: **2 Storey,Side by Side**

Parking

Ttl Park: **2**

Garage Sz: **0**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Rain Gutters**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Range,Gas Water Heater,Microwave Hood Fan,Refrigerator,Washer**
Int Feat: **Bathroom Rough-in,Kitchen Island,No Smoking Home,Pantry,Separate Entrance,Stone Counters,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
3pc Bathroom	Main	0`0" x 0`0"	4pc Bathroom	Upper	0`0" x 0`0"
3pc Ensuite bath Nook	Upper	0`0" x 0`0"	Family Room	Main	10`4" x 13`0"
Bedroom - Primary	Main	8`3" x 8`6"	Bedroom	Main	9`3" x 10`0"
Bedroom	Upper	13`0" x 10`4"	Bedroom	Upper	9`9" x 9`6"
	Upper	9`3" x 9`0"	Loft	Upper	9`4" x 9`9"

Legal/Tax/Financial

Title: **Fee Simple**
 Legal Desc: **TBD**

Zoning: **TBD**

Remarks

Pub Rmks: **This Brand new home built by award winning builder, Prominent Homes, in the Brand New Community of Waterford! This home is featured on a corner lot with 1690 sqft of living space. This Beautiful home features 4 Bedrooms, 3 Full Bathrooms including a Full Bathroom and Flex on the Main Floor! THE MAIN floor also features a floor plan with a Gorgeous Kitchen that has an Island in the Kitchen, Dining Nook, a Living Room with a 50" Electric Fireplace! THE UPPER floor has 3 Bedrooms including a Large Master Bedroom with a huge walk in closet and a standing fiberglass shower. Basement includes 9 foot foundation, side entrance, 2 egress windows and rough ins for your future washroom! It also comes with Alberta New Home Warranty and possession will be in January 2025!**

Inclusions: **N/A**
 Property Listed By: **Bode**

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