



THE
A-TEAM

**RE/MAX
FIRST**

1192 WATERFORD Drive, Chestermere T1X2T7

MLS®#: **A2181929**

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:

Finished Floor Area

Abv Sqft:

1,700

Low Sqft:

Ttl Sqft:

1,700

DOM

59

Layout

Beds:

4 (4)

Baths:

3.0 (3 0)

Style:

2 Storey,Side by Side

Parking

Ttl Park:

2

Garage Sz:

0

Access:

Lot Feat:

Park Feat:

Back Lane

Parking Pad

Utilities and Features

Roof:

Asphalt Shingle

Heating:

Forced Air,Natural Gas

Sewer:

Ext Feat:

Private Entrance,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,See Remarks,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 features a rear 20'x20' concrete parking pad and 1690 sqft of interior 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. The unfinished basement includes a private entrance, 9 foot foundation, 2 basement windows and rough ins for your future washroom. It also comes with Alberta New Home Warranty with possession in January 2025! Photos are representative.**

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

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