



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**42 WATERFORD Road, Chestermere T1X 2M7**

MLS® #: **A2182494**      Area: **NONE**      Listing Date: **12/05/24**      List Price: **\$628,000**  
 Status: **Pending**      County: **Chestermere**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Semi Detached (Half Duplex)**  
 City/Town: **Chestermere**  
 Year Built: **2021**  
 Lot Information  
 Lot Sz Ar: **3,103 sqft**  
 Lot Shape: **Lot size not verified. RPR on order.**  
 Access:  
 Lot Feat: **Backs on to Park/Green Space**  
 Park Feat: **Double Garage Attached**

Finished Floor Area  
 Abv Sqft: **1,684**  
 Low Sqft:  
 Ttl Sqft: **1,684**

DOM

**48**  
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: **Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **Private Yard**  
 Construction: **Vinyl Siding,Wood Frame**  
 Flooring: **Carpet,Tile,Vinyl Plank**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Built-In Electric Range,Dishwasher,Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**  
 Int Feat: **Granite Counters,High Ceilings,Kitchen Island,No Smoking Home,Vinyl Windows,Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Family Room	Main	13`6" x 10`11"	Bedroom - Primary	Second	13`11" x 11`11"
Kitchen	Main	13`5" x 12`2"	Dining Room	Main	10`0" x 9`5"
2pc Bathroom	Main	5`11" x 4`11"	Walk-In Closet	Second	8`9" x 4`10"
Pantry	Main	5`10" x 3`9"	Entrance	Main	11`5" x 4`11"
4pc Ensuite bath	Second	8`8" x 8`1"	Bedroom	Second	10`6" x 9`11"
4pc Bathroom	Second	9`3" x 4`11"	Bedroom	Second	11`9" x 10`0"
Laundry	Second	5`9" x 3`10"			

Title: **Fee Simple**  
Zoning: **3**  
Legal Desc: **2110528**

Remarks

Pub Rmks: **Welcome to your new home in sought-after Award-Winning Community of Waterford! This two 2-storeysingle-family attached home is ready for you to enjoy. This 1,685 sq ft home features an open floor plan perfect for family gatherings and entertaining. Main floor features 9-foot ceilings, a kitchen, living room, dining room and a patio door leading out to the deck and a large backyard. The living area boasts large, north facing windows that floods the space with natural light, complementing the elegant electric hanging fireplace and custom mantel. The kitchen is equipped with quartz counters and stainless-steel appliances including - refrigerator, electric stove, dishwasher, and microwave hood fan. You will love the large pantry with custom solid wood shelving. With 3 spacious bedrooms and 2.5 baths, this home provides ample space for family living. The master bedroom is a relaxing retreat with a large walk-in closet with custom built ins. The master bathroom has double sinks, a large shower and plenty of storage space. The two other bedrooms share a jack and jill ensuite and both have custom shelving in the closets. You will love the convenience of the upstairs laundry room right off the bonus room. The house has a main and side entrance for added convenience. The property is fully fenced and landscaped and backs onto a green space for extra privacy. Located in a desirable new community with nearby schools, a picturesque lake, and quick access to shopping, this home offers both comfort and a connection to nature. Don't miss the opportunity to make this beautiful, modern home your own. Schedule a viewing today and experience the best of Chestermere living.**

Inclusions: **N/A**  
Property Listed By: **Frame Realty Group Inc.**

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











