



THE
A-TEAM

**RE/MAX
FIRST**

15 WATERFORD Street, Chestermere T1X 2T9

MLS®#: **A2182643** Area: **NONE** Listing Date: **12/06/24** List Price: **\$669,000**
 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: **2024**
Lot Information
 Lot Sz Ar: **3,300 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Front Yard,Landscaped,Rectangular Lot**
 Park Feat: **Double Garage Attached**

Finished Floor Area
 Abv Sqft: **2,212**
 Low Sqft:
 Ttl Sqft: **2,212**

DOM

15
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** Construction: **Concrete,Mixed,Vinyl Siding,Wood Frame**
 Heating: **Forced Air,Natural Gas** Flooring: **Vinyl Plank**
 Sewer: Water Source:
 Ext Feat: **BBQ gas line,Lighting** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Electric Range,Garage Control(s),Microwave,Refrigerator**
 Int Feat: **Breakfast Bar,Kitchen Island,No Animal Home,No Smoking Home,Pantry,Quartz Counters,Separate Entrance,Soaking Tub,Vinyl Windows**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Upper	45`1" x 42`11"	Bedroom	Upper	37`6" x 31`2"
Bedroom	Upper	36`8" x 32`0"	Living Room	Main	42`5" x 37`9"
Kitchen	Main	44`7" x 42`5"	Dining Room	Main	44`7" x 27`11"
Bonus Room	Upper	51`11" x 37`6"	Den	Main	35`10" x 25`8"
2pc Bathroom	Main	21`1" x 15`7"	3pc Bathroom	Upper	29`0" x 16`2"
5pc Ensuite bath	Upper	35`10" x 26`6"			

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R2

2310082

Remarks

Pub Rmks: *****READY FOR POSSESSION*** Front double car garage , huge 2213 SQFT developed area | Three Bedrooms + Bonus Room + Den | 2.5 Baths | The popular Maya model, on a 33 feet wide lot, situated in the Waterford Community, minutes from the lake. Experience the epitome of open concept living, featuring upgrades such as 9 ft Ceilings on main floor and basement, metal spindles on railing, quartz countertops, modern LVP flooring, under mount sinks convenient upstairs laundry with sink and so much more! Great room includes an electric fireplace which adds style and warmth perfect for chilly nights. The kitchen is completed with a huge island, perfect for gathering families and friends, soft close cabinets and drawers throughout, spacious pantry plus extra counter space, new appliance package including chimney exhaust fan, smooth top electric range, built-in microwave and UPGRADED refrigerator and dishwasher. The dining room can host a big family. Upstairs, indulge in the comfort of your perfectly sized central bonus room, ideal for streaming your favourite movies. Retreat to the spacious master suite with an ensuite and walk-in closet for a relaxing escape. The conveniently located laundry room and two secondary bedrooms, both with walk-in-closets, complete the second level. The basement is unfinished but comes with 9 feet ceilings, separate side entrance and a mechanical room moved to a corner. Proximity to CALGARY city, schools, diverse retail and culinary delights are just some of the highlights. Call to book your showing now !!!!!!!**

Inclusions:
Property Listed By: **NA**
URBAN-REALTY.ca

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









