



THE
A-TEAM

**RE/MAX
FIRST**

137 WATERFORD Heath, Chestermere T1X 2T8

MLS®#: **A2183011**

Area: **NONE**

Listing Date: **12/13/24**

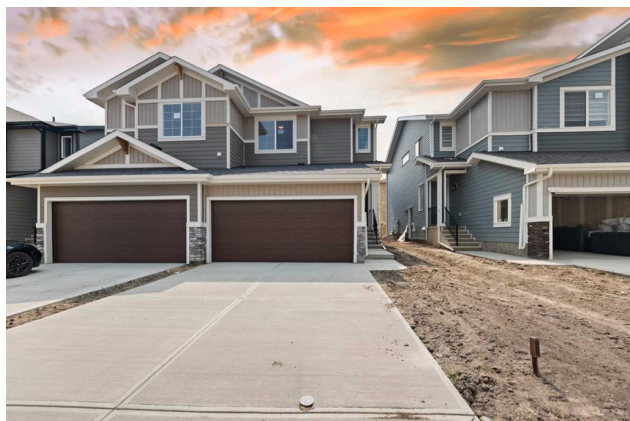
List Price: **\$649,999**

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:

1,563

Year Built:

2024

Low Sqft:

Ttl Sqft:

1,563

Lot Information

Lot Sz Ar:

2,889 sqft

Lot Shape:

DOM

40

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

Double Garage Attached

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **None**

Construction:

Vinyl Siding,Wood Frame

Flooring:

Carpet,Tile,Vinyl Plank

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Electric Stove,Garage Control(s),Microwave Hood Fan

Int Feat:

Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Vinyl Windows

Utilities:

Room Information

Room	Level	Dimensions
Dining Room	Main	31`5" x 30`11"
Kitchen	Main	44`0" x 42`8"
Bedroom - Primary	Second	45`8" x 39`4"
Bedroom	Second	34`9" x 32`7"
4pc Bathroom	Second	32`0" x 16`2"
Walk-In Closet	Second	28`9" x 15`7"

Room	Level	Dimensions
Living Room	Main	45`1" x 38`3"
Laundry	Upper	19`5" x 18`1"
Bedroom	Second	39`8" x 33`1"
2pc Bathroom	Main	19`2" x 9`7"
5pc Ensuite bath	Second	28`5" x 26`6"
Pantry	Main	19`5" x 12`4"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

2310082

Zoning:
R3

Remarks

Pub Rmks:

BRAND NEW HOME WITH SEPERATE ENTRANCE ILLEGAL BASEMENT| 1563 SQFT | FRONT DOUBLE ATTACHED GARAGE | OPEN FLOOR CONCEPT Welcome to Waterford brand new double front garage duplex Home . Main floor greets you with an open floor plan with kitchen ,dining and living area for your convenience and family gatherings, with huge windows giving you tons of natural light . Kitchen is completed with a large island, soft close cabinets and drawers throughout and pantry .New appliances includes microwave/hood fan combo, electric range, refrigerator and dishwasher. Upstairs you will find a generous size Primary Bedroom with attached washroom and quartz double vanity with undermount sinks, shower and a nice walk-in closet. Upper floor is completed by two good sized rooms, laundry and linen closet.Seperate entrance Basement is fully finished with one bedroom and den,kitchen,laundry and full washroom. Easy commute into Calgary and minutes away from stoney trail ,Close to all amenities,Chestermere lake ,shopping plaza etc. Please schedule your viewing today and make it your home.

Inclusions:
Property Listed By:

na
TREC The Real Estate Company

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

