



THE
A-TEAM

**RE/MAX
FIRST**

87 WATERFORD Manor, Chestermere T1X 2Z8

MLS®#: **A2183347**

Area: **NONE**

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

List Price: **\$619,900**

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:

1,686

Year Built:

2025

Low Sqft:

Ttl Sqft:

1,686

Lot Information

Lot Sz Ar:

2,923 sqft

Lot Shape:

Access:

Lot Feat:

Park Feat:

City Lot,Level,Rectangular Lot

Double Garage Attached

DOM

8

Layout

Beds:

3 (3)

Baths:

2.5 (2 1)

Style:

2 Storey,Side by Side

Parking

Ttl Park:

2

Garage Sz:

2

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **None**

Construction:

Mixed,Vinyl Siding

Flooring:

Carpet,Tile,Wood

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator

Int Feat:

Double Vanity,High Ceilings,Kitchen Island,Quartz Counters,Separate Entrance

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Entrance	Main	4`11" x 11`5"
Kitchen	Main	8`2" x 12`7"
Living Room	Main	14`1" x 11`8"
Bedroom - Primary	Second	12`0" x 14`0"
4pc Ensuite bath	Second	
Bedroom	Second	10`0" x 10`7"
Bedroom	Second	11`9" x 10`2"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
2pc Bathroom	Main	
Pantry	Main	5`11" x 3`10"
Dining Room	Main	10`5" x 9`7"
Walk-In Closet	Second	4`9" x 8`9"
Loft	Second	11`0" x 13`7"
4pc Ensuite bath	Second	
Laundry	Second	5`10" x 3`11"

Title:
Fee Simple
Legal Desc:

Zoning:
R-3

2410796

Remarks

Pub Rmks: *****UNDER CONSTRUCTION: 5 - 7 months to possession***Welcome to this exquisite front-attached SPEC duplex, meticulously crafted and ready for you to call home. This residence offers a blend of contemporary design and opulent features, ensuring a lifestyle of comfort and sophistication. Key Features: **Elegant Engineered Hardwood Floors:** Experience the warmth and durability of high-quality flooring throughout the main living areas. **Modern Tile Work:** Beautiful tiles in the washrooms and laundry add a touch of luxury and practicality. **Spacious Loft Area:** Ideal for a home office, playroom, or cozy reading nook, offering versatile living options. **Jack and Jill Bathroom:** Perfectly designed for convenience and privacy, connecting two well-sized bedrooms. **Grand Master Suite:** Enjoy a large master bedroom complete with a generous walk-in closet and a dual vanity bathroom featuring undermount sinks for a sleek, modern look. **8 ft Doors and Iron Wrought Railings:** Distinctive 8-foot doors on the main floor and stylish iron wrought railings enhance the home's aesthetic appeal. **Quartz Countertops:** Elegant and durable, the quartz countertops in the kitchen and bathrooms make a statement of luxury. **Electric Fireplace:** Cozy up with a contemporary electric fireplace that adds both warmth and ambiance to the living space. **Side Entrance:** A practical and stylish 8 ft side entrance adds to the home's convenience and charm. This property is not just a home; it's a statement of modern luxury and comfort. Don't miss out on the opportunity to own this beautiful duplex that perfectly combines functionality with elegance. *****Note: Front elevation of home and interior photos are of same model for illustration purposes only and not of subject home. Actual style, interior colours and finishes may be different.*** Call today!****

Inclusions:
Property Listed By: **N/A**
First Place Realty

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









