



THE
A-TEAM

**RE/MAX
FIRST**

111 WATERFORD Manor, Chestermere T1X 2Z8

MLS® #: **A2183526** Area: **NONE** Listing Date: **12/13/24** List Price: **\$616,900**
 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:
 Access:
 Lot Feat: **City Lot,Level,Rectangular Lot**
 Park Feat: **Double Garage Attached**

Finished Floor Area
 Abv Sqft: **1,568**
 Low Sqft:
 Ttl Sqft: **1,568**

DOM

71
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** Construction: **Mixed,Vinyl Siding**
 Heating: **Forced Air** Flooring: **Carpet,Tile,Wood**
 Sewer: Water Source:
 Ext Feat: **None** 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

Room	Level	Dimensions	Room	Level	Dimensions
Dining Room	Main	10`7" x 10`0"	Living Room	Main	11`10" x 14`2"
Mud Room	Main	3`5" x 7`2"	Kitchen	Main	12`2" x 13`6"
Pantry	Main	5`5" x 6`1"	2pc Bathroom	Main	0`0" x 0`0"
Entrance	Main	6`6" x 11`6"	Laundry	Second	4`7" x 5`7"
Loft	Second	13`10" x 11`2"	Bedroom - Primary	Second	14`2" x 12`1"
4pc Ensuite bath	Second	0`0" x 0`0"	Walk-In Closet	Second	6`4" x 9`7"
Bedroom	Second	10`10" x 10`2"	4pc Ensuite bath	Second	0`0" x 0`0"

Bedroom **Second** **10`4" x 11`11"** Legal/Tax/Financial

Title: Zoning: R-3
Fee Simple
Legal Desc: **2410796**

Remarks

Pub Rmks: *****QUICK POSSESSION - End of March***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: **N/A**
Property Listed By: **First Place Realty**

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









