



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

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

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









