



THE
A-TEAM

**RE/MAX
FIRST**

1193 WATERFORD Drive, Chestermere T1X 2T8

MLS®#: **A2183528** Area: **NONE** Listing Date: **01/18/25** List Price: **\$549,900**
 Status: **Active** County: **Chestermere** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Chestermere**
 Year Built: **2025**
Lot Information
 Lot Sz Ar: **3,246 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,214**
 Low Sqft:
 Ttl Sqft: **1,214**

DOM

4
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

Ttl Park: **2**
 Garage Sz:

Access:

Lot Feat: **Back Lane,City Lot,Level,Street Lighting,Rectangular Lot**
 Park Feat: **Parking Pad**

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: **High Ceilings,Kitchen Island,Quartz Counters,Separate Entrance,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	4`8" x 5`3"	Great Room	Main	12`0" x 12`8"
Kitchen	Main	9`2" x 11`8"	2pc Bathroom	Main	0`0" x 0`0"
Mud Room	Main	3`4" x 4`8"	Nook	Main	9`11" x 10`0"
Pantry	Main	1`8" x 4`10"	Bedroom	Second	9`4" x 10`0"
Bedroom	Second	9`4" x 10`0"	4pc Bathroom	Second	0`0" x 0`0"
Bedroom - Primary	Second	11`6" x 11`2"	3pc Ensuite bath	Second	0`0" x 0`0"
Walk-In Closet	Second	4`10" x 6`1"			

Title:
Fee Simple
 Legal Desc:

Zoning:
R-1P

2410796

Remarks

Pub Rmks: **Under Construction - 5-6 Month Possession Welcome to this exquisite single-detached home, just steps away from a playground, where contemporary style meets exceptional functionality. Boasting a convenient side entrance and an impressive array of high-end finishes, this home is perfect for both family living and entertaining. Key Features: Elegant Engineered Hardwood Floors: The main floor features stunning engineered hardwood flooring, adding warmth and sophistication to your living space. Expansive 9 ft Ceilings: Enjoy a spacious, airy feel throughout the main floor with soaring 9-foot ceilings that enhance the home's design. Grand 8 ft Doors: The impressive 8-foot doors throughout the main floor create a grand entry and promote seamless flow between rooms. Refined Wrought Iron Railings: Tasteful wrought iron railings offer both beauty and safety, adding a touch of class to your home. Cozy Electric Fireplace: Relax in the inviting living area, where a contemporary electric fireplace provides both warmth and ambiance. Master Bedroom Retreat: The generously sized master suite includes a luxurious ensuite with a stand-up tiled shower, plus a spacious walk-in closet for ultimate convenience. Two Additional Well-Proportioned Bedrooms: Two additional bedrooms offer ample space, making this home perfect for growing families or hosting guests. Gourmet Kitchen with Quartz Countertops: The stylish kitchen is equipped with modern quartz countertops and undermount sinks, offering both functionality and visual appeal. Practical Built-In Hooks and Shelf: The rear entry features built-in hooks and a shelf, providing an ideal space to keep your belongings organized. Art Niche: A dedicated art niche allows you to showcase your unique style and display your favorite artwork. Rear Pad for Future Garage: A 20x20 concrete pad is included, ready for the construction of your future garage. This outstanding home strikes the perfect balance between modern living and timeless design. Don't miss the opportunity to make it yours—contact us today to schedule your private showing! Note: Front elevation and interior photos are of a model home and for illustrative purposes only. Actual style, interior colors, and finishes may vary.**

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









