



THE
A-TEAM

**RE/MAX
FIRST**

181 WATERFORD Way, Chestermere T1X 3A2

MLS®#: **A2184279**

Area: **NONE**

Listing Date: **12/22/24**

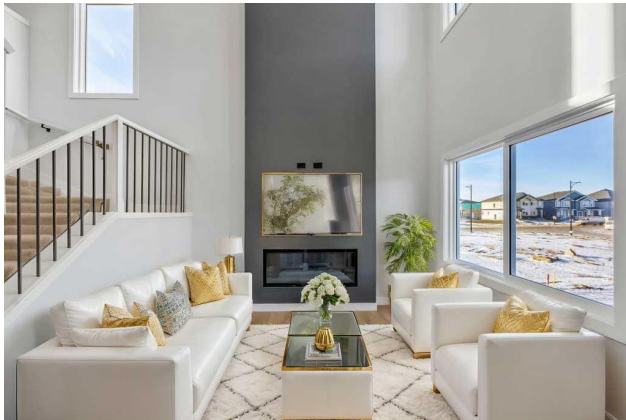
List Price: **\$649,900**

Status: **Active**

County: **Chestermere**

Change: **-\$10k, 16-Jan**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half

Duplex)

Finished Floor Area

City/Town:

Chestermere

Abv Sqft:

1,702

Year Built:

2024

Low Sqft:

Ttl Sqft:

1,702

Lot Information

Lot Sz Ar:

2,927 sqft

Lot Shape:

DOM

31

Layout

Beds:

4 (4)

Baths:

3.0 (3 0)

Style:

2 Storey,Side by Side

Parking

Ttl Park:

4

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

Back Yard,Rectangular Lot

Double Garage Attached,Off Street

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **None**

Construction:

Stone,Vinyl Siding,Wood Frame

Flooring:

Carpet,Ceramic Tile,Vinyl Plank

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

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

Int Feat:

Bathroom Rough-in,Granite Counters,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Separate Entrance,Vinyl Windows,Walk-In Closet(s)

Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	8`8" x 11`3"
Living Room	Main	9`5" x 11`4"
4pc Bathroom	Main	
Bedroom	Upper	8`4" x 14`5"
Bonus Room	Upper	12`3" x 9`10"
4pc Bathroom	Upper	8`5" x 7`11"

Room	Level	Dimensions
Bedroom	Main	8`10" x 8`8"
Dining Room	Main	11`8" x 6`9"
Bedroom - Primary	Upper	11`11" x 14`5"
Bedroom	Upper	8`5" x 15`6"
4pc Ensuite bath	Upper	5`1" x 9`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

2410796

Zoning:
R-1

Remarks

Pub Rmks:

Welcome to this stunning front-garage duplex, thoughtfully designed to offer comfort and functionality. The main floor features a convenient bedroom and a full bathroom with a standing shower, perfect for guests or multi-generational living. The spacious living room boasts an open-to-below layout and an elegant electric fireplace with tiles extending to the ceiling, creating a grand yet cozy ambiance. A large kitchen with a pantry and a separate dining room completes the main floor. Upstairs, you'll find three well-appointed bedrooms, a bonus area, and two full bathrooms. The primary bedroom includes a private 4-piece ensuite with a standing shower, while a second full bathroom serves the other two bedrooms. The Sunshine Basement, almost like a walk-out, features a side entrance and two windows, providing abundant natural light and offering endless possibilities for future development. Situated directly across from a children's park, this home checks all the boxes for a complete family lifestyle. Don't miss the opportunity to make it yours!

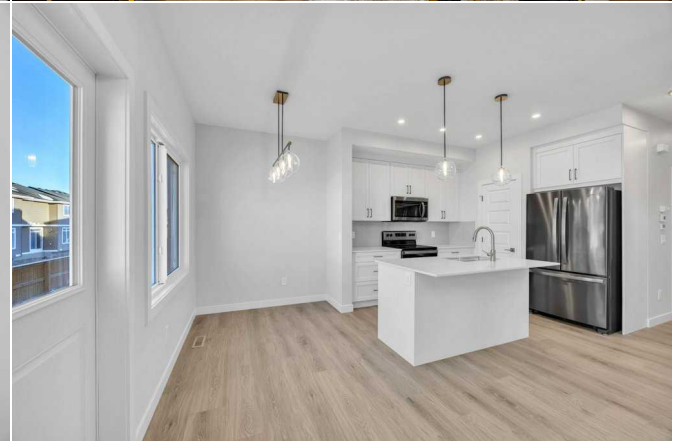
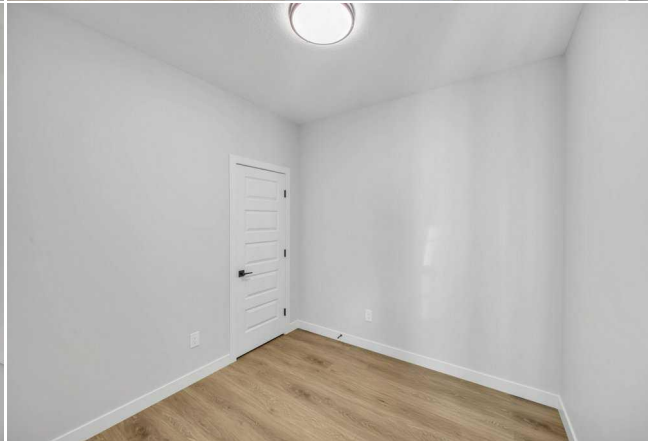
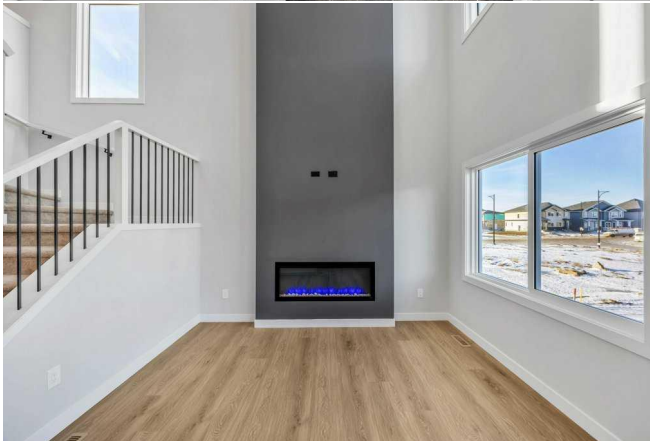
Inclusions:
Property Listed By:

N/A
PREP Realty

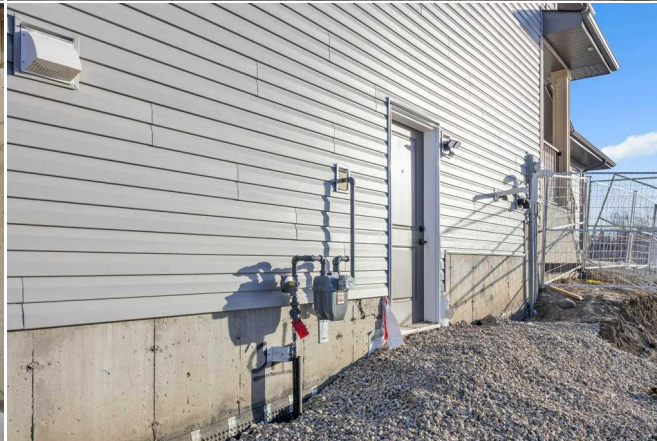
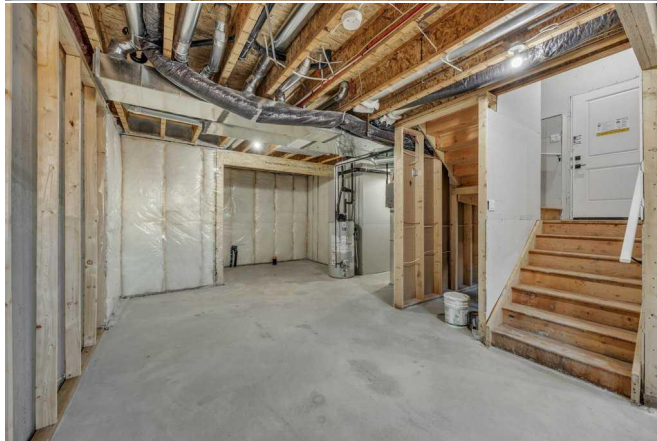
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











181 Waterford Way, Chestermere, AB

Main Floor
 Exterior Area 752.14 sq ft
 Interior Area 678.29 sq ft
 Excluded Area 407.82 sq ft



PREPARED: 2024/12/21

White regions are excluded from total floor area in GUCOE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

181 Waterford Way, Chestermere, AB

1st Floor
 Exterior Area 320.77 sq ft
 Interior Area 859.26 sq ft
 Excluded Area 96.88 sq ft



PREPARED: 2024/12/21

White regions are excluded from total floor area in GUCOE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.