



THE
A-TEAM

**RE/MAX
FIRST**

208 WATERFORD Heath, Chestermere T1X 0B3

MLS®#: **A2188520**

Area: **NONE**

Listing Date: **01/22/25**

List Price: **\$1,159,900**

Status: **Active**

County: **Chestermere**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Chestermere**
Year Built: **2023**
Lot Information
Lot Sz Ar: **5,359 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **3,545**
Low Sqft:
Ttl Sqft: **3,545**

DOM

11
Layout
Beds: **7 (5 2)**
Baths: **5.0 (5 0)**
Style: **2 Storey**

Parking

Ttl Park: **4**
Garage Sz: **3**

Access:

Lot Feat: **Low Maintenance Landscape,Level,Rectangular Lot**
Park Feat: **Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Other**

Construction: **Composite Siding,Stone,Wood Frame**
Flooring:
Other
Water Source:
Fnd/Bsmt:
Poured Concrete

Kitchen Appl: **Built-In Oven,Built-In Refrigerator,Dishwasher,Dryer,Gas Cooktop,Gas Range,Microwave,Range Hood,Refrigerator,Washer**
Int Feat: **Ceiling Fan(s),Double Vanity,Open Floorplan,Soaking Tub,Tray Ceiling(s),Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
3pc Bathroom	Main	5`6" x 9`1"
Walk-In Closet	Main	5`6" x 4`11"
Spice Kitchen	Main	6`0" x 9`0"
Dining Room	Main	12`11" x 7`10"
Bedroom	Second	14`1" x 11`0"
Walk-In Closet	Second	7`8" x 5`0"
Bedroom	Second	12`0" x 13`3"

Room	Level	Dimensions
Mud Room	Main	
Bedroom	Main	11`0" x 8`11"
Pantry	Main	12`4" x 4`5"
3pc Ensuite bath	Second	12`2" x 5`0"
Bedroom	Second	14`1" x 11`4"
Walk-In Closet	Second	4`10" x 11`4"
3pc Ensuite bath	Second	9`10" x 5`0"

Laundry
 Bedroom - Primary
 Walk-In Closet
 Bedroom
 Furnace/Utility Room
 Bedroom

Second
 Second
 Second
 Basement
 Basement
 Basement

7`3" x 10`4"
 19`2" x 15`0"
 7`0" x 10`6"
 14`11" x 11`1"
 9`4" x 17`2"
 12`9" x 13`1"

Walk-In Closet
 4pc Ensuite bath
 Bonus Room
 Laundry
 3pc Bathroom
 Game Room

Second
 Second
 Second
 Basement
 Basement
 Basement

4`8" x 4`6"
 27`11" x 7`9"
 16`7" x 14`9"
 9`3" x 6`4"
 8`10" x 5`0"
 17`3" x 35`2"

Legal/Tax/Financial

Title: Fee Simple
 Legal Desc: TBD

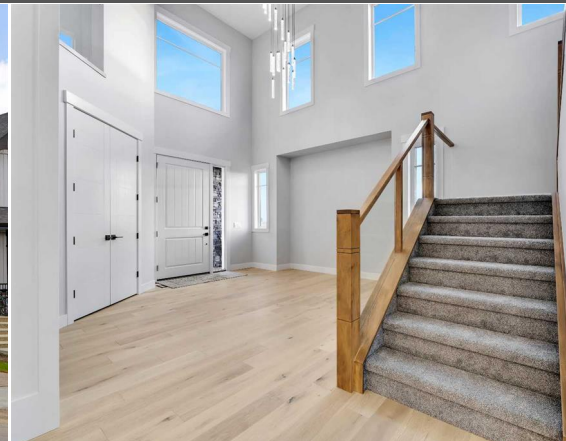
Zoning: R-1

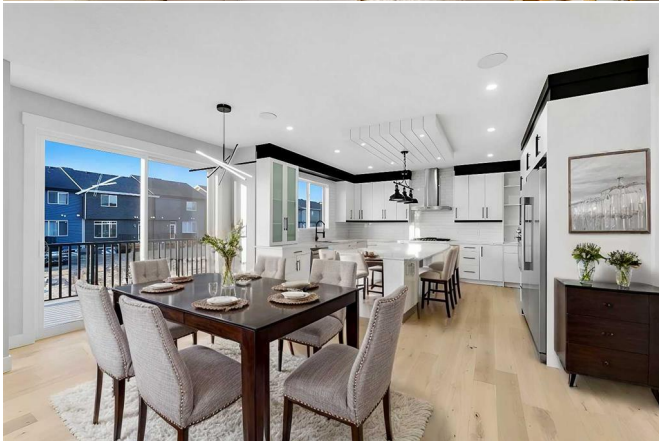
Remarks

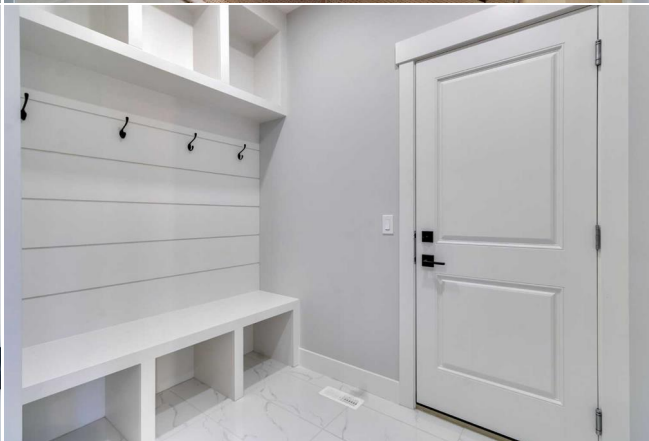
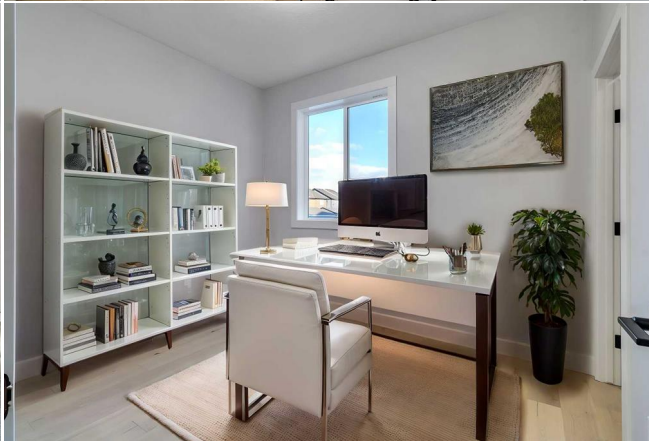
Pub Rmks: **OVER 5,000 SQFT LIVEABLE SPACE WITH BASEMENT - BRAND NEW, 7 BEDROOMS 5 BATHROOMS, 3 CAR GARAGE - ILLEGAL SUITE OPTION (subject to city approval) - Step into your large multi level foyer on your main floor with a formal dining room, pantry, bedroom, bathroom all located on the main floor. A large kitchen and adjoining living space invites you in with the warmth of a fireplace and a spice kitchen keeps your home neat and tidy. All appliances will be modern, high quality STAINLESS STEEL. A large 3 car garage is attached to your mud room and conveniently connects to the spice kitchen. The second floor boasts 4 bedrooms, 1 of which is the large primary ensuite with walk in closet and 4pc ensuite bathroom and 2 of which are ensuites. A laundry room is conveniently located on the same floor, next to an additional bathroom. A large bonus room completes this floor. The basement can be converted into an illegal suite (subject to city approval) with the addition of a kitchen and has a large rec room, 2 bedrooms and bathroom. There is also a separate space that can be made into a laundry room. This home is in a SOLID LOCATION within Waterford with a total of almost 5000 sqft of living space. Please note that this home is currently under construction.**

Inclusions: N/A
 Property Listed By: Real Broker

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













208 Waterford Heath, Chestermere, AB

Main Floor Exterior Area 1822.23 sq ft
Interior Area 1458.64 sq ft
Excluded Area 628.55 sq ft



0 6 12 ft

PREPARED: 2023/10/25



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

208 Waterford Heath, Chestermere, AB

1st Floor Exterior Area 1862.70 sq ft
Interior Area 1515.11 sq ft
Excluded Area 203.07 sq ft



0 6 12 ft

PREPARED: 2023/10/25



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

208 Waterford Heath, Chestermere, AB

Basement (Below Grade) Exterior Area 1033.32 sq ft
Interior Area 1366.32 sq ft



0 3 6 ft

PREPARED: 2023/10/25



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