



THE
A-TEAM

**RE/MAX
FIRST**

197 WATERFORD Heath, Chestermere T1X 2T9

MLS®#: **A2190313**

Area: **NONE**

Listing Date: **01/27/25**

List Price: **\$629,999**

Status: **Active**

County: **Chestermere**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Chestermere**
Year Built: **2024**

Lot Information

Lot Sz Ar: **3,022 sqft**
Lot Shape:

Access:

Lot Feat: **Corner Lot,See Remarks**
Park Feat: **Double Garage Attached,Driveway,Front Drive**

DOM

41
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

Ttl Park: **4**
Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Lighting,Private Yard**

Construction: **Mixed,Vinyl Siding**
Flooring: **Carpet,Hardwood,Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer/Dryer**
Int Feat: **Double Vanity,Kitchen Island,Open Floorplan,Pantry,Quartz Counters,Smart Home,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
Entrance	Main	9`3" x 5`2"
2pc Bathroom	Main	5`0" x 4`9"
Pantry	Main	2`11" x 4`11"
Dining Room	Main	10`3" x 10`4"
Walk-In Closet	Second	6`0" x 5`4"
Laundry	Second	3`6" x 5`11"
3pc Bathroom	Second	4`11" x 8`10"

Room	Level	Dimensions
Mud Room	Main	3`7" x 3`5"
Kitchen	Main	9`7" x 9`4"
Living Room	Main	11`8" x 15`2"
Bedroom - Primary	Second	12`0" x 12`9"
4pc Ensuite bath	Second	4`11" x 11`3"
Bonus Room	Second	12`11" x 14`3"
Bedroom	Second	9`11" x 10`0"

Bedroom **Second** **9`11" x 9`5"** Legal/Tax/Financial

Title: Zoning: **R3**
Fee Simple
Legal Desc: **2310082**

Remarks

Pub Rmks: **Welcome to this stunning, front double car garage, corner lot townhouse in Chestermere. Built in 2024, this home offers nearly 1600 sq ft of modern living space with high end upgrades throughout. Featuring a front double car garage and driveway, this property sits on a fully fenced lot with a deck and railing, perfect for outdoor gatherings. Inside, you will love the elegant open-to-below design at the entrance, highlighted by beautiful railings. The main floor boasts 8' doors, quartz countertops, upgraded stainless steel appliances, hardwood flooring and a cozy fireplace in the living room. With 3 bedrooms, a bonus room and 2.5 bathrooms, there is plenty of space for the whole family. Don't miss this move in ready home with modern finishes and thoughtful upgrades. Book your showing today!**

Inclusions: **N/A**
Property Listed By: **eXp Realty**

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









