



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**121 WATERFORD Boulevard, Chestermere T1X 2M9**

MLS®#: **A2190540**

Area: **NONE**

Listing Date: **01/31/25**

List Price: **\$539,900**

Status: **Active**

County: **Chestermere**

Change: **-\$9k, 08-Mar**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Row/Townhouse**  
City/Town: **Chestermere**  
Year Built: **2022**

Lot Information

Lot Sz Ar: **2,490 sqft**  
Lot Shape:

Finished Floor Area  
Abv Sqft: **1,346**  
Low Sqft:  
Ttl Sqft: **1,346**

DOM

**42**  
Layout  
Beds: **3 (3 )**  
Baths: **2.5 (2 1)**  
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Front Yard,Level**  
Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **BBQ gas line,Lighting,Private Yard**

Construction: **Post & Beam,Vinyl Siding,Wood Frame**  
Flooring: **Carpet,Hardwood**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Range,Microwave,Microwave Hood Fan,Refrigerator**  
Int Feat: **Breakfast Bar,Chandelier,Closet Organizers,High Ceilings,Kitchen Island,Open Floorplan,Pantry,Quartz Counters,Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>	<b>2`10" x 7`1"</b>
<b>Kitchen</b>	<b>Main</b>	<b>13`5" x 11`6"</b>
<b>3pc Ensuite bath</b>	<b>Upper</b>	<b>9`4" x 6`1"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>9`9" x 10`0"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>12`4" x 11`2"</b>

Room	Level	Dimensions
<b>Dining Room</b>	<b>Main</b>	<b>11`11" x 9`10"</b>
<b>Living Room</b>	<b>Main</b>	<b>13`0" x 12`8"</b>
<b>4pc Bathroom</b>	<b>Upper</b>	<b>8`11" x 6`1"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>9`7" x 10`0"</b>

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**2110528**

Zoning:  
**R3**

Remarks

Pub Rmks:

**Welcome to 121 Waterford Blvd, a beautifully designed 3-bedroom, 2.5-bathroom home built in 2022, located in the highly sought-after community of Waterford, Chestermere. This modern home features an open-concept layout with high-end finishes throughout. The kitchen is equipped with stainless steel appliances, cabinets to the ceiling, and stunning quartz countertops that extend throughout the home. The main floor showcases elegant hardwood flooring, creating a warm and inviting atmosphere. Step outside to enjoy a spacious backyard, perfect for entertaining, along with a deck for relaxing and a double detached garage with convenient back-lane access. With quick access to walking paths, parks, and nearby amenities, this home offers style, comfort, and incredible value at an affordable price.**

Inclusions:  
Property Listed By:

**N/A**  
**Real Estate Professionals Inc.**

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









