



THE
A-TEAM

**RE/MAX
FIRST**

260 WATERFORD Way, Chestermere T1X 2Z9

MLS® #: **A2190802** Area: Listing **01/30/25** List Price: **\$899,000**
 Status: **Active** County: **Chestermere** Date: Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Chestermere** Finished Floor Area
 Year Built: **2025** Abv Sqft: **2,501**
Lot Information Low Sqft:
 Lot Sz Ar: **4,775 sqft** Ttl Sqft: **2,501**
 Lot Shape:

DOM

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

Parking

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

Access:

Lot Feat: **Back Yard,Corner Lot**
 Park Feat: **Concrete Driveway,Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Composite Siding,Concrete,Wood Frame**
 Heating: **Fireplace(s),Forced Air** Flooring: **Carpet,Ceramic Tile,Vinyl Plank**
 Sewer: Water Source:
 Ext Feat: **BBQ gas line,Private Yard** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Built-In Oven,Dishwasher,Electric Cooktop,Gas Range,Microwave,Range Hood,Refrigerator**
 Int Feat: **Quartz Counters,Separate Entrance,Walk-In Closet(s)**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	12`0" x 11`6"	Dining Room	Main	12`0" x 12`10"
Spice Kitchen	Main	12`3" x 6`6"	Bedroom	Main	9`10" x 10`5"
Great Room	Main	13`6" x 15`0"	Bonus Room	Second	15`4" x 11`10"
Living Room	Suite	13`3" x 16`2"	Dining Room	Suite	14`0" x 9`6"
Kitchen	Suite	10`0" x 11`0"	Mud Room	Main	11`6" x 6`0"
Bedroom - Primary	Second	13`3" x 13`7"	Bedroom	Second	11`7" x 11`7"

Bedroom **Second** **10`0" x 10`9"**
Bedroom **Suite** **10`8" x 11`4"**
3pc Bathroom **Main** **5`0" x 11`0"**
3pc Bathroom **Second** **5`0" x 10`0"**
3pc Bathroom **Suite** **5`0" x 10`0"**

Bedroom **Second** **9`8" x 10`3"**
Bedroom **Suite** **10`8" x 10`6"**
5pc Ensuite bath **Second** **11`7" x 11`0"**
3pc Ensuite bath **Second** **6`6" x 8`0"**

Legal/Tax/Financial

Title: Zoning:
Fee Simple **RC-1**
 Legal Desc: **2410796**

Remarks

Pub Rmks: ****PLEASE VISIT OUR SHOW HOME AT 153 WATERFORD HEATH FOR A FULL TOUR** Welcome home to your beautiful BRAND NEW BUILD in the fast growing community of Waterford, this stunning home boasts over 3,400 sq ft of meticulously designed living space, offering the perfect blend of luxury, comfort, and functionality. Featuring a total of 7 spacious bedrooms and 5 full bathrooms, this home is ideal for large families or those seeking additional rental income, thanks to the LEGAL BASEMENT SUITE that provides independent living with its own seprate entrance. Upon entry you have an inviting yet functional layout with bright and open-concept living area, designed to impress with elegant finishes, and abundant natural light. The main floor bedroom and full bathroom add convenience, making it perfect for guests or multigenerational living. The beautiful open concept kitchen has ample counter space including a large island and a convenient walk-through spice kitchen for added functionality. The upper level features a luxurious primary suite with a spa-like ensuite, along with additional well-appointed bedrooms and bathrooms to accommodate the entire family. The fully finished legal basement suite offers a fantastic mortgage helper or an extended living space with its own bedrooms, kitchen, living area, and bathroom. Situated in a prime location, this home is close to parks, schools, shopping, and all the amenities Chestermere has to offer, making it the perfect residence for those looking for both modern living and investment potential. ***Please visit our ShowHome at 153 Waterford Heath for all QUESTIONS AND INQUIRIES! We have several other floor plans, lots and QUICK POSSESSIONS AVAILABLE.*****

Inclusions: **None**
 Property Listed By: **Real Broker**

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



MAIN FLOOR AREA = 1,175.45 SQ. FT.
 ATTACHED GARAGE = 475.87 SQ. FT.

9'-1" CEILING



UPPER FLOOR AREA = 1,326.25 SQ. FT.

9'-1" CEILING



DEVELOPED LOWER FLOOR = 944.10 SQ. FT.

9'-0" CEILING