

285 WATERFORD Heath, Chestermere T1X2S1

A2196088 NONE Listing 02/20/25 List Price: **\$560,000** MLS®#: Area:

Status: Active County: Chestermere Change: None Association: Fort McMurray

Date:



General Information

Prop Type: Sub Type: Row/Townhouse City/Town:

Year Built: 2025 Lot Information

Lot Sz Ar: Lot Shape: Residential

Chestermere Finished Floor Area

Abv Saft: Low Sqft: 1,554

Ttl Sqft: 3,379 sqft 1,554

<u>Parking</u>

DOM

<u>Layout</u>

Beds:

Baths:

Style:

2

Ttl Park: 4 Garage Sz: 2

3 (3)

2.5 (2 1)

2 Storey

Access:

Lot Feat: **Rectangular Lot**

Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Heating: **Forced Air**

Sewer:

Ext Feat: Lighting Construction: **Wood Frame**

Fnd/Bsmt:

Flooring: Carpet, Tile Water Source:

Poured Concrete

Kitchen Appl: Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator

Int Feat: Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)

Utilities:

Room Information

Level Level <u>Room</u> **Dimensions** Room **Dimensions** 2pc Bathroom Main 5`0" x 5`0" **Bedroom** Second 11`6" x 8`9" **Bedroom 4pc Bathroom** Second 10`8" x 10`0" Second 9`0" x 5`0" 3pc Ensuite bath Second 9'0" x 5'0" **Bedroom - Primary** Second 12`11" x 12`3"

Legal/Tax/Financial

Title: Zoning: **Fee Simple** R-3

2410796 Legal Desc:

Remarks

Pub Rmks:

Welcome to this Brand new home built by award winning builder, Prominent Homes, in the Brand New Community of Waterford! This Beautiful townhouse as NO CONDO FEES and features 3 Bedrooms and 2 and half Bathrooms and Double Attached Garage. THE MAIN floor also features a Gorgeous Kitchen that has an Island, Dining Nook, and Living Room. THE UPPER floor has 3 Bedrooms including a Large Primary Bedroom with a walk in closet and 4 piece Ensuite, Laundry and a Bonus

Room. It also has Alberta New Home Warranty. Possession is June 2025. Call to book your private 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





PLEASE NOTE: REPRESENTATION ONLY. SPECIFIC MATRIALS MAY VARY BASED ON AVALIABILITY.

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