



THE
A-TEAM

**RE/MAX
FIRST**

261 WATERFORD Heath, Chestermere T1X2T8

MLS® #: **A2197362**

Area: **NONE**

Listing Date: **02/26/25**

List Price: **\$560,000**

Status: **Active**

County: **Chestermere**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Chestermere**
Year Built: **2025**
Lot Information
Lot Sz Ar: **3,027 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,556**
Low Sqft:
Ttl Sqft: **1,556**

DOM

0
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey,Attached-Side by Side**

Access:
Lot Feat: **Back Yard**
Park Feat: **Double Garage Attached**

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

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **None**

Construction: **Vinyl Siding,Wood Frame**
Flooring: **Carpet,Ceramic Tile,Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Oven,Electric Stove,Microwave,Refrigerator**
Int Feat: **Open Floorplan**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	0`0" x 0`0"	4pc Bathroom	Upper	0`0" x 0`0"
3pc Ensuite bath	Upper	0`0" x 0`0"	Living Room	Main	12`4" x 11`0"

Dining Room
Bedroom
Bonus Room

Main
Upper
Upper

11`3" x 9`1"
8`10" x 11`6"
10`11" x 11`9"

Bedroom - Primary
Bedroom
Kitchen

Legal/Tax/Financial

Upper
Upper
Main

13`0" x 12`3"
10`8" x 10`0"
11`3" x 8`5"

Title:

Fee Simple

Legal Desc:

TBD

Zoning:

TBD

Remarks

Pub Rmks:

Great opportunity in Waterford. An incredible opportunity to own a home with exceptional features! This unique property offers the rare benefit of a double-attached garage, providing both convenience and added value. The spacious, open floor plan is perfect for entertaining family and friends, creating a welcoming atmosphere for gatherings and everyday living. Photos are representative.

Inclusions:

N/A

Property Listed By:

Bode

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