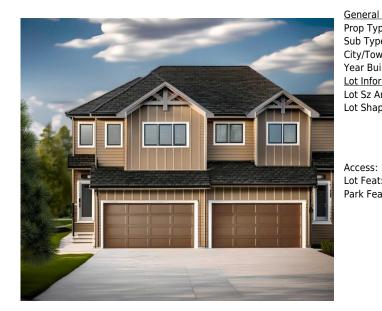


## 261 WATERFORD Heath, Chestermere T1X2T8

MLS®#:	A2197362	Area:	NONE	Listing Date:	02/26/25	List Price: <b>\$560,000</b>
Status:	Active	County:	Chestermere	Change:	None	Association: Fort McMurray



al Information ype:	Residential			DOM O	
pe:	Row/Townhouse			Layout	
wn:	Chestermere Finished Floor Area		Beds:	3 (3 )	
uilt:	2025	Abv Sqft:	1,556	Baths:	2.5 (2 1)
<u>ormation</u>		Low Sqft:		Style:	2 Storey, Attached-
Ar:	3,027 sqft	Ttl Sqft:	1,556		Side by Side
ape:					
				<u>Parking</u>	
				Ttl Park:	4
				Garage Sz:	2
:					
at:	Back Yard				
eat:	Double Garage A	ttached			

Utilities and Features

Roof: Heating: Sewer: Ext Feat: Kitchen Appl: Int Feat: Utilities:	Asphalt Shingle Forced Air,Natural Gas None Dishwasher,Ele Open Floorplan	ctric Oven,Electric Stove,Microwave,Ref	Flooring: Carpet,Ceramic Tile,V Water Source: Fnd/Bsmt: Poured Concrete	Vinyl Siding,Wood Frame Flooring: Carpet,Ceramic Tile,Vinyl Plank Water Source: Fnd/Bsmt: Poured Concrete				
o cincles.	Room Information							
<u>Room</u> 2pc Bathroom 3pc Ensuite ba		Dimensions 0`0" x 0`0" 0`0" x 0`0"	<u>Room</u> 4pc Bathroom Living Room	<u>Level</u> Upper Main	Dimensions 0`0" x 0`0" 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	Upper Upper Main	13`0" x 12`3" 10`8" x 10`0" 11`3" x 8`5"	
			Legal/Tax/Financial			
Title:		Zoning:				
Fee Simple		TBD				
Legal Desc:	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	<u> </u>				
Property Listed By:	Bode					

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