



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**257 WATERFORD Heath, Chestermere T1X2T8**

MLS® #: **A2197364**

Area:

Listing **02/26/25**

List Price: **\$525,000**

Status: **Active**

County: **Chestermere**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Row/Townhouse**  
City/Town: **Chestermere**  
Year Built: **2025**

Finished Floor Area  
Abv Sqft: **1,293**  
Low Sqft:  
Ttl Sqft: **1,293**

DOM

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

Lot Information

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

Parking

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

Access:

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

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: **None,See Remarks**  
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`3" x 12`0"

**Dining Room**  
**Bedroom**  
**Kitchen**

**Main**  
**Upper**  
**Main**

**11`2" x 9`4"**  
**9`0" x 11`0"**  
**8`6" x 10`4"**

**Bedroom - Primary**  
**Bedroom**

**Upper**  
**Upper**

**11`6" x 12`6"**  
**8`11" x 11`3"**

Legal/Tax/Financial

Title:

**Fee Simple**

Legal Desc:

**TBD**

Zoning:

**TBD**

Remarks

Pub Rmks:

**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**