



THE
A-TEAM

**RE/MAX
FIRST**

1173 WATERFORD Drive, Chestermere T1X 3A1

MLS® #: **A2197510** Area: **NONE** Listing Date: **02/26/25** List Price: **\$644,900**
 Status: **Active** County: **Chestermere** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Semi Detached (Half Duplex)**
 City/Town: **Chestermere**
 Year Built: **2025**
Lot Information
 Lot Sz Ar: **2,923 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Lane,Back Yard,Rectangular Lot**
 Park Feat: **Off Street,Parking Pad**

DOM

1
Layout
 Beds: **6 (4 2)**
 Baths: **4.0 (4 0)**
 Style: **2 Storey,Attached-Side by Side**
Parking
 Ttl Park: **2**
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Stone,Vinyl Siding,Wood Frame**
 Heating: **Forced Air** Flooring: **Carpet,Ceramic Tile,Vinyl Plank**
 Sewer: Water Source:
 Ext Feat: **None** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Stove(s),Washer**
 Int Feat: **Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Separate Entrance,Vinyl Windows**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
			<u>Legal/Tax/Financial</u>		

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

Remarks

Pub Rmks: **This Brand new East facing, charming semi-detached house offers a thoughtfully designed layout with modern amenities and versatile living spaces in the**

communities of Waterford featuring a full bathroom and a bedroom at the main floor, 2 bedroom illegal basement suite, concrete pad of 20*20 at the backyard and a lot to explore. The main floor features a cozy living area with an electric fireplace, perfect for relaxing evenings, and a separate dining area ideal for entertaining. The well-appointed kitchen includes a convenient island, providing both functionality and style. Also on the main floor is a full bathroom with a standing shower and a bedroom, offering flexibility for guests or a home office. Upstairs, you'll find three spacious bedrooms, including a primary bedroom with a walk-in closet and an ensuite full bathroom featuring a standing shower. Two additional full bathrooms and a laundry area complete the upper level, along with a small loft that can serve as a reading nook or workspace. The basement houses an illegal suite, with two bedrooms, a full bathroom, a kitchen, and a living area. Outside, the backyard boasts a 20x20 ft concrete pad. This property combines comfort, convenience, and potential, making it a perfect place to call home.

Inclusions:

N/A

Property Listed By:

PREP Realty

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