



THE
A-TEAM

**RE/MAX
FIRST**

340 WATERFORD Boulevard, Chestermere T1X 2Z7

MLS® #: **A2198559**

Area: **NONE**

Listing Date: **03/02/25**

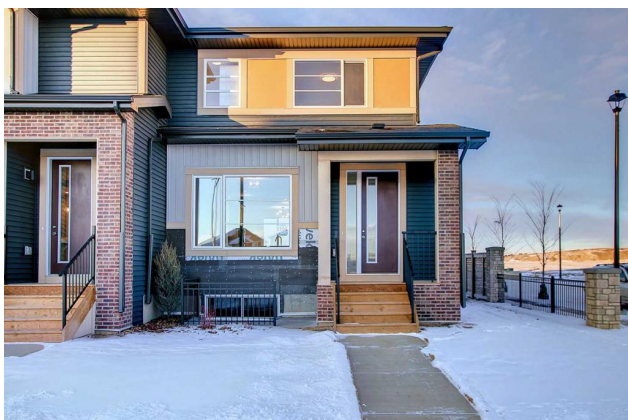
List Price: **\$569,900**

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: **1,420**
Low Sqft:
Ttl Sqft: **1,420**

Lot Information

Lot Sz Ar: **2,862 sqft**
Lot Shape:

DOM

12
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Lane, City Lot, Interior Lot, Landscaped, Rectangular Lot, Street Lighting**
Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Other**

Construction: **Mixed, Vinyl Siding**
Flooring: **Carpet, Other, Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator**
Int Feat: **Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters**
Utilities:

Room Information

Room	Level	Dimensions
Entrance	Main	5' 0" x 5' 7"
2pc Bathroom	Main	0' 0" x 0' 0"
Dining Room	Main	7' 11" x 12' 10"
Bedroom - Primary	Second	12' 4" x 12' 6"
4pc Ensuite bath	Second	0' 0" x 0' 0"
4pc Bathroom	Second	0' 0" x 0' 0"
Bedroom	Second	9' 5" x 10' 1"

Room	Level	Dimensions
Living Room	Main	13' 5" x 13' 6"
Kitchen	Main	11' 1" x 12' 10"
Mud Room	Main	7' 0" x 4' 11"
Walk-In Closet	Second	6' 6" x 4' 11"
Laundry	Second	3' 4" x 3' 11"
Bedroom	Second	9' 5" x 10' 0"

Title: **Fee Simple**
 Legal Desc: **2410796**

Zoning: **R-3**

Remarks

Pub Rmks: **Introducing the brand-new END UNIT Townhome in Waterford, currently under construction with an estimated completion in June. The GLASGOW model, crafted by Douglas Homes, a trusted Master Builder, offers a stunning array of LUXURY upgrades that elevate this home to the next level. This thoughtfully designed townhome boasts exquisite features such as Engineered Hardwood Floors, 9 ft Knockdown Ceilings, 8 ft Doors on the main level, Quartz Countertops, Undermount Sinks, and a convenient Upstairs Laundry room. The open-concept main floor welcomes you with expansive windows that flood the space with natural light, creating an airy, warm, and inviting atmosphere. The spacious kitchen is equipped with a large island, soft-close cabinets and drawers, a generous pantry, and a built-in desk. New high-end appliances, including a microwave/hood fan combo, electric range, refrigerator, and dishwasher, complete the kitchen. Upstairs, you'll find a luxurious Primary Bedroom featuring a double vanity with quartz countertops, undermount sinks, a 5 ft shower, and a walk-in closet. The upper level also includes two well-sized additional bedrooms, a laundry room, and a linen closet. The unfinished basement is ready for your future plans, with a rough-in for a 3-piece bath already in place. Outside, enjoy the convenience of a detached double garage, treated wood deck, and fully landscaped front and backyards, with fencing included. Located on the southwest edge of Chestermere, just adjacent to Calgary's city limits, Waterford offers an easy commute to Calgary, perfect for professionals who want to avoid the hustle and bustle of city living without sacrificing convenience. Chestermere itself is a growing community, with a variety of amenities all within a short drive or walking distance. No condo fees! Note that photos of the front elevation and interior are for illustrative purposes only; actual finishes and colors may vary. An optional electric fireplace is available. Call today to learn more about this incredible opportunity!**

Inclusions: **N/A**
 Property Listed By: **First Place Realty**

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





