



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**241 WATERFORD Way, Chestermere T1X 2Z9**

MLS® #: **A2208237**

Area: **NONE**

Listing Date: **04/03/25**

List Price: **\$619,900**

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:

Park Feat:

**City Lot,Level,Rectangular Lot  
Double Garage Attached**

Finished Floor Area

Abv Sqft:

**1,689**

Low Sqft:

Ttl Sqft:

**1,689**

DOM

**18**

Layout

Beds:

**3 (3 )**

Baths:

**2.5 (2 1)**

Style:

**2 Storey,Attached-Side by Side**

Parking

Ttl Park:

**2**

Garage Sz:

**2**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **None**

Construction:

**Mixed,Vinyl Siding**

Flooring:

**Carpet,Tile,Wood**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator**

Int Feat:

**Double Vanity,High Ceilings,Kitchen Island,Quartz Counters,Separate Entrance**

Utilities:

Room Information

Room	Level	Dimensions
<b>Dining Room</b>	<b>Main</b>	<b>10`5" x 9`7"</b>
<b>Entrance</b>	<b>Main</b>	<b>4`11" x 11`5"</b>
<b>Pantry</b>	<b>Main</b>	<b>5`11" x 3`10"</b>
<b>Laundry</b>	<b>Second</b>	<b>5`10" x 3`11"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>12`0" x 14`0"</b>
<b>Walk-In Closet</b>	<b>Second</b>	<b>4`8" x 8`9"</b>
<b>4pc Ensuite bath</b>	<b>Second</b>	<b>0`0" x 0`0"</b>

Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>14`1" x 11`8"</b>
<b>Kitchen</b>	<b>Main</b>	<b>8`2" x 12`7"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>0`0" x 0`0"</b>
<b>Loft</b>	<b>Second</b>	<b>11`10" x 13`7"</b>
<b>4pc Ensuite bath</b>	<b>Second</b>	<b>0`0" x 0`0"</b>
<b>Bedroom</b>	<b>Second</b>	<b>10`0" x 10`7"</b>
<b>Bedroom</b>	<b>Second</b>	<b>11`9" x 10`2"</b>

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-3**

**2410796**

Remarks

Pub Rmks: **\*\*\*UNDER CONSTRUCTION - 4-5 months to completion\*\*\*Welcome to this exquisite front-attached duplex, meticulously crafted and ready for you to call home. This residence offers a blend of contemporary design and opulent features, ensuring a lifestyle of comfort and sophistication. Key Features: Elegant Engineered Hardwood Floors: Experience the warmth and durability of high-quality flooring throughout the main living areas. Modern Tile Work: Beautiful tiles in the washrooms and laundry add a touch of luxury and practicality. Spacious Loft Area: Ideal for a home office, playroom, or cozy reading nook, offering versatile living options. Jack and Jill Bathroom: Perfectly designed for convenience and privacy, connecting two well-sized bedrooms. Grand Master Suite: Enjoy a large master bedroom complete with a generous walk-in closet and a dual vanity bathroom featuring undermount sinks for a sleek, modern look. 8 ft Doors and Iron Wrought Railings: Distinctive 8-foot doors on the main floor and stylish iron wrought railings enhance the home's aesthetic appeal. Quartz Countertops: Elegant and durable, the quartz countertops in the kitchen and bathrooms make a statement of luxury. Electric Fireplace: Cozy up with a contemporary electric fireplace that adds both warmth and ambiance to the living space. Side Entrance: A practical and stylish 8 ft side entrance adds to the home's convenience and charm. This property is not just a home; it's a statement of modern luxury and comfort. Don't miss out on the opportunity to own this beautiful duplex that perfectly combines functionality with elegance. \*\*\*Note: Front elevation of home and interior photos are of same model for illustration purposes only and not of subject home. Actual style, interior colours and finishes may be different.\*\*\* Call today!**

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**











