



THE
A-TEAM

**RE/MAX
FIRST**

253 WATERFORD Way, Chestermere T1X 2Z9

MLS® #: **A2208242**

Area: **NONE**

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

List Price: **\$594,900**

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:

Finished Floor Area

Abv Sqft:

1,570

Low Sqft:

Ttl Sqft:

1,570

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

Access:

Lot Feat:

Park Feat:

City Lot,Level,Rectangular Lot

Double Garage Attached

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	Room	Level	Dimensions
Pantry	Main	3`11" x 6`0"	Kitchen	Main	13`7" x 13`2"
Dining Room	Main	9`6" x 9`7"	Living Room	Main	11`9" x 13`10"
2pc Bathroom	Main	0`0" x 0`0"	Entrance	Main	11`7" x 5`0"
Laundry	Second	6`1" x 5`8"	4pc Bathroom	Second	0`0" x 0`0"
Bedroom - Primary	Second	12`0" x 14`0"	4pc Ensuite bath	Second	0`0" x 0`0"
Walk-In Closet	Second	8`11" x 4`0"	Bedroom	Second	10`3" x 9`11"
Bedroom	Second	10`8" x 10`1"			

Legal/Tax/Financial

Title: Fee Simple
 Legal Desc: 2410796
 Zoning: R-3

Remarks

Pub Rmks: *****UNDER CONSTRUCTION: 4-6 months to completion***Welcome to this beautifully designed, pre-construction home that offers both luxury and functionality. Featuring a spacious front-attached garage, this home is packed with high-end upgrades throughout, ensuring comfort and style at every turn. Key Features Include: Expansive 9 ft ceilings that create a bright and open atmosphere, making the home feel even larger and more inviting. Quartz countertops in the kitchen and bathrooms, offering durability and elegance for years to come. Soft-close cabinetry in the kitchen and bathrooms, adding a touch of sophistication and ensuring quiet, effortless use. Undermount sinks in the kitchen and bathrooms for a sleek, modern look. 8 ft doors that enhance the home's elegant appeal and provide a sense of grandeur. A luxurious dual vanity ensuite, complete with a full tile shower—the perfect space for relaxation and rejuvenation. This home is also ideally situated close to a playground, making it an excellent choice for families. Additionally, it features a side entrance, providing convenient access and adding flexibility to the layout. Note: Please be advised that the front elevation and interior photos shown are of the same model for illustration purposes only. The actual home's style, interior colors, and finishes may vary. 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





