# \$529,900 - 256 Waterford Heath, Chestermere

MLS® #A2166734

#### \$529,900

3 Bedroom, 3.00 Bathroom, 1,214 sqft Residential on 0.07 Acres

NONE, Chestermere, Alberta

\*\$20,000 discount!!!\*\*IMMEDIATE
POSSESSION \*\*\*Welcome to this stunning
single detached home, where modern
elegance meets functional design. Featuring a
convenient side entrance and an array of
high-end finishes, this property is ideal for
families and entertaining.

#### Key Features:

Elegant Engineered Hardwood Floors: The main floor boasts beautiful engineered hardwood flooring, adding warmth and sophistication to your living space.

Spacious 9 ft Ceilings: Enjoy an open and airy atmosphere with impressive 9-foot ceilings that enhance the overall design.

Grand 8 ft Doors: Stylish 8-foot doors on the main floor provide a grand entry and seamless flow between rooms.

Sophisticated Wrought Iron Railings: Tasteful wrought iron railings add a touch of class and safety to the home.

Cozy Electric Fireplace: Relax in the inviting living area, featuring a contemporary electric fireplace that creates a warm ambiance.

Master Bedroom Retreat: The spacious master suite includes a luxurious ensuite with a stand-up tiled shower and a generous walk-in closet for ultimate convenience.

Two Well-Sized Bedrooms: Two additional bedrooms offer ample space for family or guests, making this home perfect for any lifestyle.



Gourmet Kitchen with Quartz Countertops: Enjoy modern quartz countertops and undermount sinks that provide both style and functionality in the kitchen and bathrooms. Practical Built-In Hooks and Shelf: The rear entry features built-in hooks and a shelf, perfect for keeping your belongings organized. Art Niche: Showcase your unique style with an art niche, ideal for displaying your favorite pieces.

Rear pad: 20x20 concrete pad for future garage.

This exceptional home perfectly balances modern living with elegant design. Don't miss out on the chance to make it yours! Contact us today to schedule your private showing!

Built in 2025

#### **Essential Information**

MLS®# A2166734 Price \$529,900

**Bedrooms** 3

**Bathrooms** 3.00

**Full Baths** 2

Half Baths 1

1,214 Square Footage Acres 0.07 2025

Year Built

Residential Type

Sub-Type Detached

Style 2 Storey

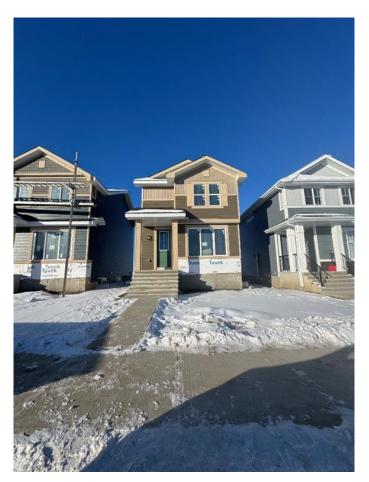
Status Active

## **Community Information**

Address 256 Waterford Heath

Subdivision NONE

City Chestermere County Chestermere





Province Alberta
Postal Code T1X 2T8

#### **Amenities**

Parking Spaces 2

Parking Parking Pad

#### Interior

Interior Features High Ceilings, Kitchen Island, Quartz Counters, Separate Entrance,

Walk-In Closet(s)

Appliances Dishwasher, Electric Stove, Refrigerator, Microwave Hood Fan

Heating Forced Air

Cooling None Fireplace Yes

# of Fireplaces 1

Fireplaces Electric

Has Basement Yes

Basement Full, Unfinished

#### **Exterior**

Exterior Features None

Lot Description City Lot, Street Lighting, Back Lane, Level, Rectangular Lot

Roof Asphalt Shingle

Construction Vinyl Siding, Mixed

Foundation Poured Concrete

#### **Additional Information**

Date Listed September 17th, 2024

Days on Market 215

Zoning R-1PRL

### **Listing Details**

Listing Office First Place Realty

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.