

# \$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.

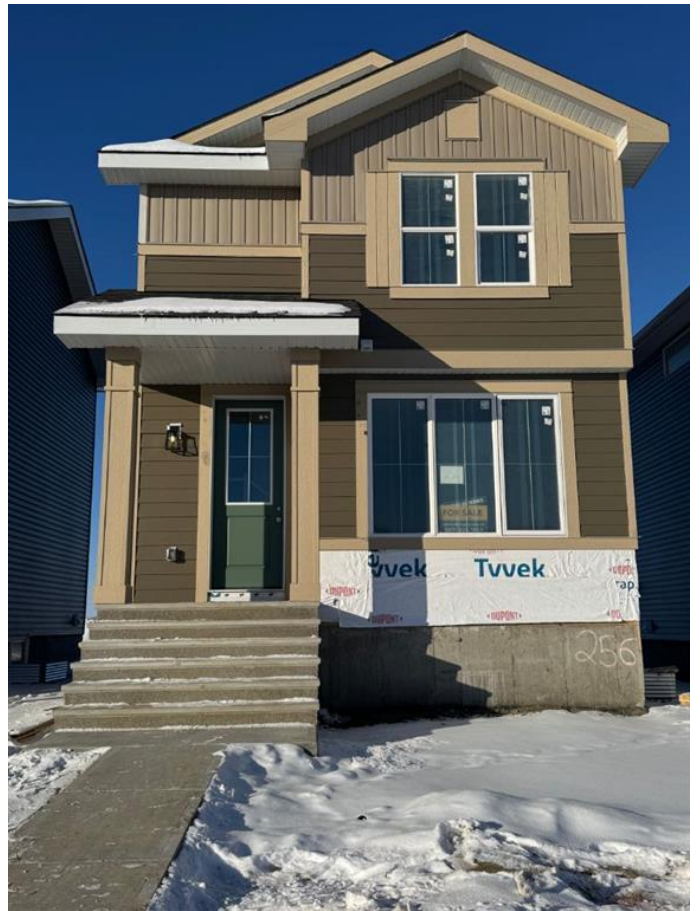
**Grand 8 ft Doors:** Stylish 8-foot doors on the main floor provide a grand entry and seamless flow between rooms.

**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! \*\*\*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.\*\*\*



Built in 2025

### Essential Information

MLS® #	A2166734
Price	\$529,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,214
Acres	0.07
Year Built	2025
Type	Residential
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, Microwave Hood Fan, Refrigerator
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, Level, Rectangular Lot, Back Lane, Street Lighting
Roof	Asphalt Shingle
Construction	Mixed, Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	September 17th, 2024
Days on Market	188
Zoning	R-1PRL

### **Listing Details**

Listing Office	First Place Realty
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