

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

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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. Donâ€™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
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, 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
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