

# \$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.

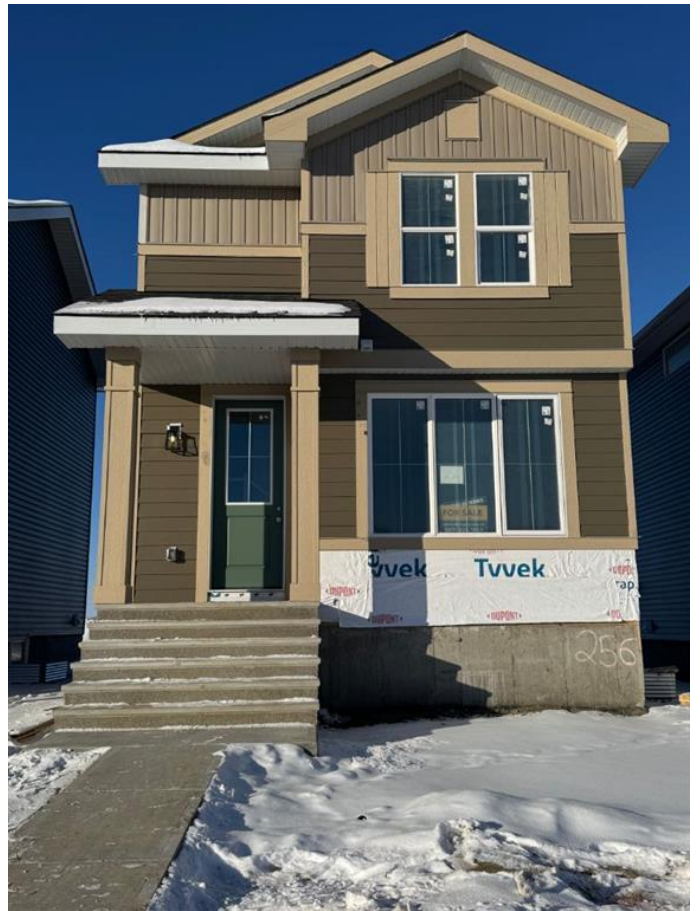
**Grand 8 ft Doors:** Stylish 8-foot doors on the main floor provide a grand entry and seamless flow between rooms.

**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!

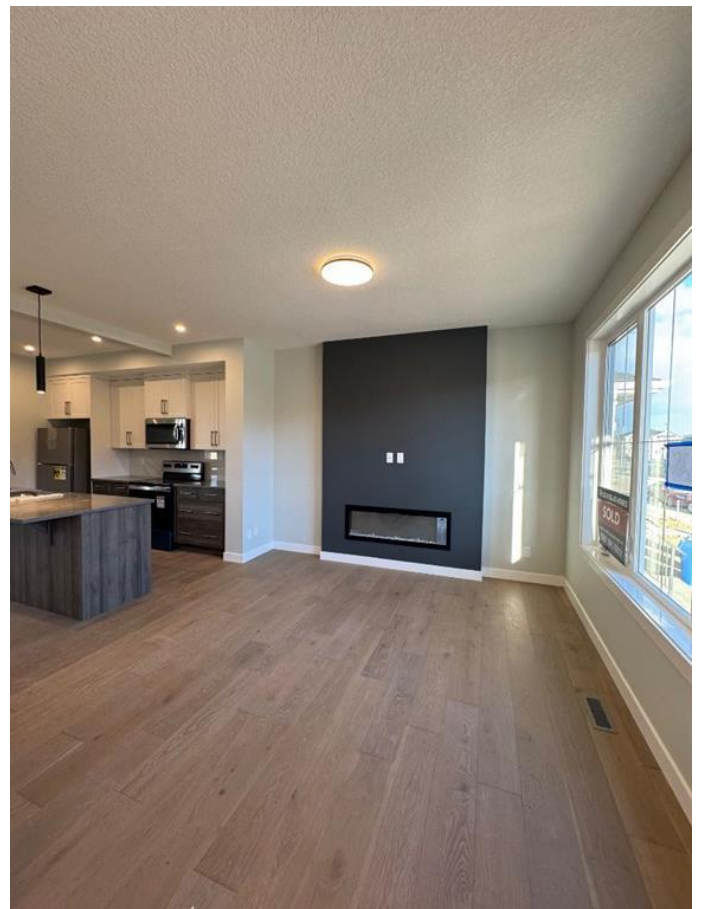
Built in 2025

### Essential Information

MLS® #	A2166734
Price	\$529,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
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 Back Lane, City Lot, Level, Rectangular Lot, Street Lighting  
Roof Asphalt Shingle  
Construction Mixed, Vinyl Siding  
Foundation Poured Concrete

### Additional Information

Date Listed September 17th, 2024  
Days on Market 199  
Zoning R-1PRL

### Listing Details

Listing Office First Place Realty

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