

# \$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.

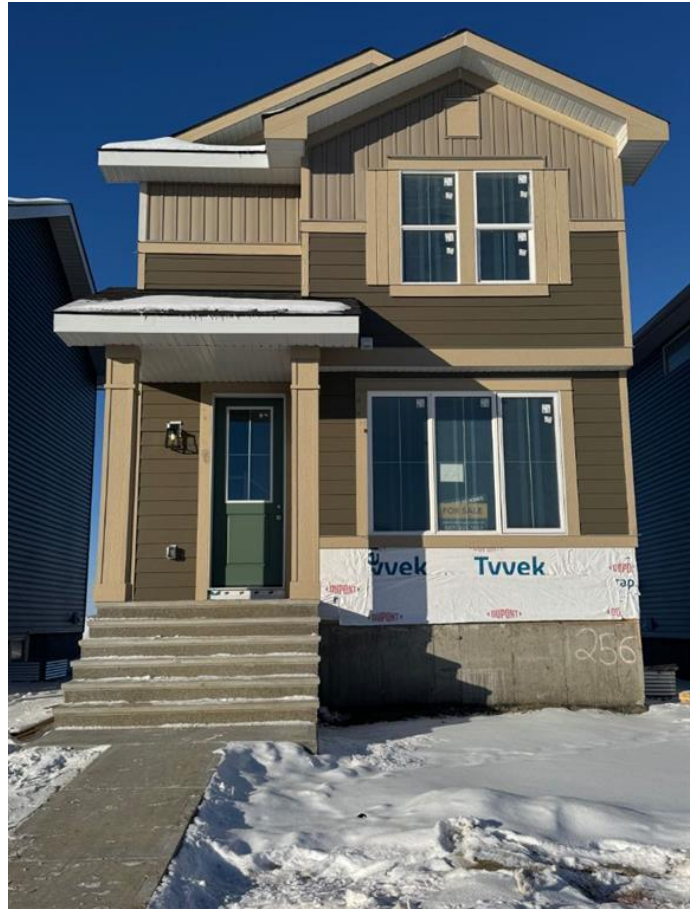
**Grand 8 ft Doors:** Stylish 8-foot doors on the main floor provide a grand entry and seamless flow between rooms.

**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, 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 | 225                  |
| Zoning         | R-1PRL               |

### Listing Details

|                |                    |
|----------------|--------------------|
| Listing Office | First Place Realty |
|----------------|--------------------|

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