

**256 Waterford Heath
Chestermere, Alberta**

MLS # A2166734



\$529,900

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,214 sq.ft.	Age:	2025 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, City Lot, Level, Rectangular Lot, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Wood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Mixed, Vinyl Siding	Zoning:	R-1PRL
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, Quartz Counters, Separate Entrance, Walk-In Closet(s)		

Inclusions: N/A

\$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!