



GRASSROOTS
REALTY GROUP

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**188 Waterford Heath S
Chestermere, Alberta**

MLS # A2312923



\$499,900

Division:	Waterford		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,216 sq.ft.	Age:	2024 (2 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Off Street, Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Interior Lot, Lawn, Rectangular Lot, Street		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-1P
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Breakfast Bar, High Ceilings, Kitchen Island, Quartz Counters, Walk-In Closet(s)		

Inclusions: Tv bracket, Electric Fireplace

Welcome to Waterford in Chestermere! This beautifully designed single laned home offers a bright open-concept layout with engineered hardwood floors, 9-foot knockdown ceilings, large windows, and a stylish electric fireplace feature wall. The modern kitchen features quartz countertops, soft-close cabinetry, a spacious island, pantry, and stainless steel appliance package. Upstairs you'll find a spacious primary bedroom with a walk-in closet and private ensuite, along with two additional bedrooms and a full bathroom. The unfinished basement with rough-in plumbing and separate side entrance offers excellent potential for future development, while the 20x20 concrete parking pad gives you the opportunity to build your dream garage. Located on the southwest edge of Chestermere near Calgary, Waterford offers convenient access to parks, schools, shopping, and everyday amenities. Don't miss your chance to own in this growing community!