



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**235 Waterford Heights
Chestermere, Alberta**

MLS # A2328550



\$499,900

Division:	Waterford		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,287 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Rectangular Lot, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Wood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed, Vinyl Siding	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Walk-In Closet(s)		

Inclusions: N/A

Modern Design. Exceptional Value. Quick Possession and Move In Ready Introducing the Melbourne by Douglas Homes a remarkably crafted duplex located in the growing community of Waterford in Chestermere. Featuring 1,287 sq. ft of Developed Space, 3 bedrooms, and 2.5 bathrooms, this home offers the perfect blend of style, comfort, and future potential inside and out. Designed with today's lifestyle in mind, this concepts main floor is packed and showcases 9-foot ceilings, engineered hardwood flooring, quartz countertops, an inviting electric fireplace, and a spacious kitchen ideal for entertaining or watching over the kids. Upstairs, the well appointed primary suite features a walk-in closet and great size ensuite, complemented by two additional bedrooms and upper-level laundry. A separate side entrance creates exciting possibilities for future basement development, while the rear concrete parking pad adds everyday convenience. Enjoy a vibrant community surrounded by parks, playgrounds, future amenities, golf, and the year round recreation of Chestermere Lake all while being just minutes from the big city life. * Note that Some photos are Virtually Staged and Altered *