



GRASSROOTS
REALTY GROUP

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**188 Waterford Heath S
Chestermere, Alberta**

MLS # A2335747



\$497,900

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, where modern style, thoughtful design and room to grow come together in a home that feels fresh, bright and ready for its next owners. From the moment you step inside, you'll notice the natural light, 9-foot ceilings and open-concept layout that make the main floor feel spacious and inviting. Engineered hardwood flooring carries throughout the living space, while large windows and a stylish electric fireplace feature wall create a warm, contemporary place to relax, entertain and spend time together. At the heart of the home is a kitchen designed for everyday living. Quartz countertops, soft-close cabinetry, stainless steel appliances, a generous pantry and a large centre island provide plenty of prep space, storage and room to gather. Whether it's busy weekday mornings or friends around the island on a Saturday night, this is a space that works. Upstairs, the spacious primary bedroom offers a walk-in closet and private ensuite, while two additional bedrooms and a full bathroom complete the upper level. And there's still so much potential ahead. The unfinished basement already features rough-in plumbing and a separate side entrance, giving the next owner an excellent opportunity to create additional living space tailored to their needs, subject to municipal approvals and permitting. Outside, the 20' x 20' concrete parking pad is already in place, giving you the flexibility to build the garage you want in the future. Located on the southwest edge of Chestermere, Waterford offers the quieter feel of a growing community while keeping Calgary conveniently close. Parks, pathways and green spaces are woven throughout the neighbourhood, with shopping, schools, recreation and Chestermere's everyday amenities nearby. If you've been searching for a modern home that is move-in ready today but

still gives you the freedom to add value and make it your own tomorrow, this one deserves a closer look. Come see what makes this Waterford home stand out.