



GRASSROOTS
REALTY GROUP

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**159 Waterford Heights
Chestermere, Alberta**

MLS # A2347571



\$638,800

Division:	Waterford		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,731 sq.ft.	Age:	2022 (4 yrs old)
Beds:	6	Baths:	4
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Waterfront		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Separate Entrance, Walk-In Closet(s)		

Inclusions: Refrigerator x2, Electric Stove x2, Microwave Hood Fan, Dishwasher, Range Hood, Washer x2, Dryer x2

WATERFORD GEM!! RIGHT ACROSS THE POND!! ILLEGAL SUITE BASEMENT WITH SEPARATE ENTRANCE!! SEPARATE LAUNDRY FOR UPSTAIRS & BASEMENT!! DOUBLE DETACHED GARAGE!! 2,450+ SQFT OF LIVING SPACE!! MAIN FLOOR BED & BATH!! NEW ROOF!! Welcome to this well-designed home offering a functional layout with a main floor bedroom and full 3pc bath. The main floor features a bright living area, an open-concept kitchen with centre island & pantry, and a spacious dining area. Heading upstairs, you'll find 3 bedrooms and 2 full baths. The PRIMARY BEDROOM includes a walk-in closet and a 4PC ENSUITE BATH!! Laundry is conveniently located on this level, along with 2 more generous bedrooms and another 4pc bath. The basement offers a fantastic ILLEGAL SUITE with a SEPARATE SIDE ENTRANCE, featuring 2 bedrooms, a 4pc bath, full kitchen, rec room, and its own laundry — an excellent mortgage helper. Outside, you'll find a DOUBLE DETACHED GARAGE and a nicely planned yard space. A solid home in a growing community — excellent value in Waterford!