

# \$539,600 - 268 Waterford Heath, Chestermere

MLS® #A2209154

**\$539,600**

4 Bedroom, 3.00 Bathroom, 1,565 sqft

Residential on 0.07 Acres

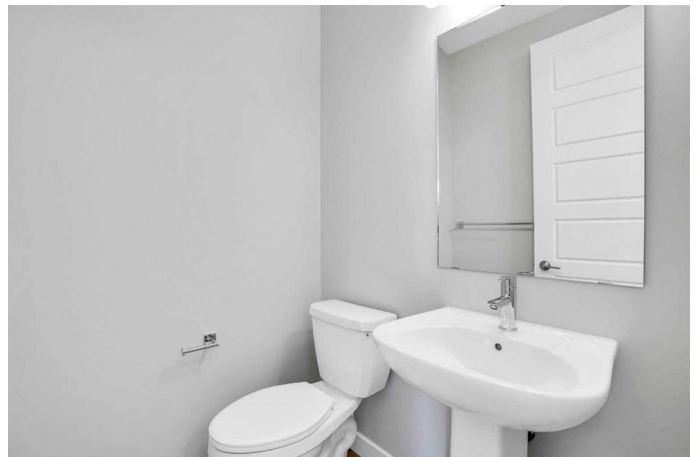
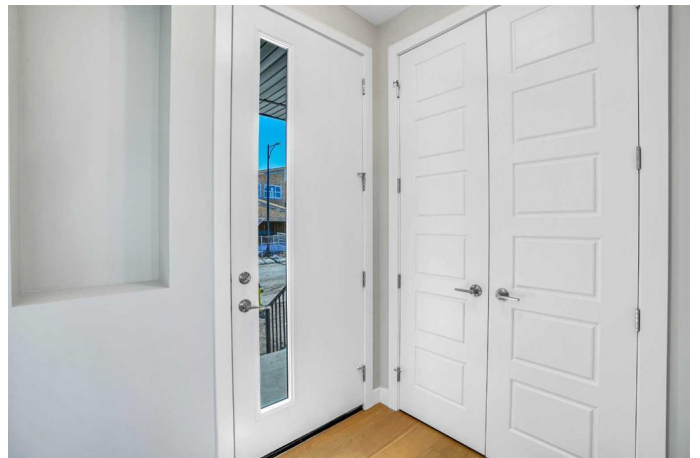
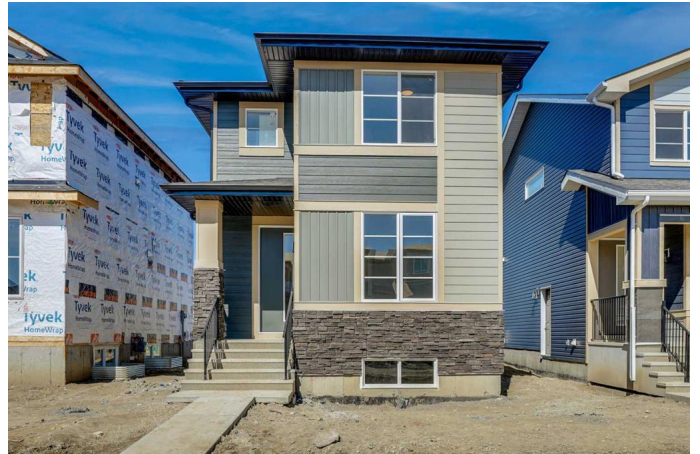
NONE, Chestermere, Alberta

Welcome to this stunning 4-bedroom home located in the highly sought-after Waterford community of Chestermere. Thoughtfully designed with modern finishes and elegant touches throughout, this home offers the perfect blend of luxury style and functionality.

The main floor features soaring 9ft ceilings, 8ft doors, a large Main floor Bedroom with large windows, and striking black and gold light fixtures. A cozy electric fireplace anchors the spacious living room, while the chef-inspired kitchen impresses with dual-tone cabinetry, gold hardware, a centre island, and a French door refrigerator. A spacious dining room is conveniently located across the kitchen. Large windows flood the space with natural light, while the electric fireplace in the living room creates a cozy, inviting atmosphere. A convenient mudroom at the back offers added versatility.

Upstairs, the upgraded staircase with elegant railing leads to a spacious primary retreat complete with a 4-piece En-suite featuring dual sinks, a fully tiled walk-in shower, and a large walk-in closet. Two additional good-sized bedrooms, a 4-piece bathroom, and a convenient upper-level laundry room complete this floor.

The unfinished basement with two egress windows and a separate side entrance offers endless possibilities for future development.



Located close to parks, schools, shopping, and all amenities, this is your opportunity to own a brand new home in one of Chestermere's most desirable communities. All seasonal work ( Parking Pad, Concrete Pathway/sidewalk , front Landscaping and Grading) will be completed by the builder.

Built in 2025

**Essential Information**

MLS® #	A2209154
Price	\$539,600
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,565
Acres	0.07
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	268 Waterford Heath
Subdivision	NONE
City	Chestermere
County	Chestermere
Province	Alberta
Postal Code	T1X 2Z6

**Amenities**

Parking Spaces	2
Parking	Parking Pad

**Interior**

Interior Features	Chandelier, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Recessed Lighting, French Door
Appliances	Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator
Heating	Central, High Efficiency, Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Decorative, Electric, Family Room, Circulating
Has Basement	Yes
Basement	Exterior Entry, Full, Unfinished

## Exterior

Exterior Features	Private Yard
Lot Description	City Lot, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 7th, 2025
Days on Market	26
Zoning	R1-P

## Listing Details

Listing Office	URBAN-REALTY.ca
----------------	-----------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.