

**268 Waterford Heath
Chestermere, Alberta**

MLS # A2209154



\$539,600

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,565 sq.ft.	Age:	2025 (0 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	City Lot, Rectangular Lot		

Heating:	Central, High Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1-P
Foundation:	Poured Concrete	Utilities:	-
Features:	Chandelier, Double Vanity, French Door, High Ceilings, Kitchen Island, Open Floorplan, Recessed Lighting		

Inclusions: n/a

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.