



**GRASSROOTS**  
REALTY GROUP

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**143 Waterford Heights  
Chestermere, Alberta**

**MLS # A2232687**



**\$569,999**

<b>Division:</b>	Waterford		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,469 sq.ft.	<b>Age:</b>	2021 (4 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Views, Waterfront		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stone, Vinyl Siding	<b>Zoning:</b>	R-1PRL
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)		

**Inclusions:** N/A

OPEN HOUSE! August 2, 2025 12:00pm-3:00pm August 3, 2025 2:00pm-5:00pm! Welcome to this beautiful 2-storey detached home offering functional, family-friendly living space in the vibrant and growing community of Waterford, Chestermere. This north-facing home enjoys consistent natural light throughout the day, while the south-facing backyard is perfect for sunny afternoons, BBQs, and outdoor gatherings. Inside, you'll find a thoughtfully designed layout featuring 3 spacious bedrooms, 2.5 bathrooms, and a double detached garage. The main floor boasts an open-concept living and dining area, enhanced by large windows, and durable LVP flooring. The modern kitchen features quartz countertops, full-height cabinetry, stainless steel appliances, an island, and a generous pantry. Upstairs, the primary suite offers a peaceful retreat with a private ensuite, walk-in closet, and abundant natural light. Two additional bedrooms share a 4-piece bathroom, and the upstairs laundry room adds everyday convenience and separation between rooms. The unfinished basement provides a prime opportunity for future development—whether it's a home gym, media room, or guest suite. Outside, enjoy a well-maintained backyard with a deck ideal for relaxing in the summer evenings. Directly in front of the home, a scenic walking path and serene pond invites peaceful strolls and connection with nature. Located just one block from upcoming commercial developments, and only minutes from Chestermere Lake along with East Hill Shopping Centre (Walmart, Costco, Cineplex), this home offers the perfect balance of modern living, natural beauty, and investment potential.