



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**133 Waterford Heath  
Chestermere, Alberta**

**MLS # A2235508**



**\$629,000**

<b>Division:</b>	Waterford		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,695 sq.ft.	<b>Age:</b>	2024 (1 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Yard, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R3
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks, Separate Entrance, Walk-In Closet(s)		
<b>Inclusions:</b>	None		

Welcome to this never lived 2024 built double front garage duplex in the prestigious neighborhood of Waterford in Chestermere!! In this gorgeous home, Main floor greets you with an open floor plan with a stunning Kitchen ,dining and living area for your convenience and family gatherings, with huge windows giving you tons of natural light . Kitchen is completed with a large island, SS appliances ,drawers throughout and pantry . Upstairs you will find a spacious bonus area, generous size Primary Bedroom with 4pc ensuite and a nice walk-in closet. Upper floor is completed by two good sized rooms, common 4pc bathroom, laundry and linen closet. Basement is unfinished with its own separate entrance. Minutes away from Stoney trail ,Close to all amenities, Chestermere lake ,shopping plaza etc. Please schedule your viewing today and make it your home.