

# \$525,000 - 245 Waterford Heath, Chestermere

MLS® #A2197394

## \$525,000

3 Bedroom, 3.00 Bathroom, 1,294 sqft  
Residential on 0.06 Acres

NONE, Chestermere, Alberta

An incredible opportunity to own a home with exceptional features! This unique property offers the rare benefit of a double-attached garage, providing both convenience and added value. The spacious, open floor plan is perfect for entertaining family and friends, creating a welcoming atmosphere for gatherings and everyday living. Photos are representative.



Built in 2025

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2197394               |
| Price          | \$525,000              |
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,294                  |
| Acres          | 0.06                   |
| Year Built     | 2025                   |
| Type           | Residential            |
| Sub-Type       | Row/Townhouse          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 245 Waterford Heath |
| Subdivision | NONE                |

|             |             |
|-------------|-------------|
| City        | Chestermere |
| County      | Chestermere |
| Province    | Alberta     |
| Postal Code | T1X2T8      |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Interior Features | Kitchen Island, Open Floorplan, Walk-In Closet(s)                  |
| Appliances        | Dishwasher, Electric Oven, Electric Stove, Microwave, Refrigerator |
| Heating           | Forced Air, Natural Gas                                            |
| Cooling           | None                                                               |
| Has Basement      | Yes                                                                |
| Basement          | Full, Unfinished                                                   |

### Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | None                     |
| Lot Description   | Back Yard                |
| Roof              | Asphalt Shingle          |
| Construction      | Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete          |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | February 27th, 2025 |
| Days on Market | 64                  |
| Zoning         | TBD                 |

### Listing Details

|                |                    |
|----------------|--------------------|
| Listing Office | Bode Platform Inc. |
|----------------|--------------------|

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