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235 Waterford Heights
Chestermere, Alberta

MLS # A2355858

$464,900

Division:	Waterford		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,287 sq.ft.	**Age:**	2026 (0 yrs old)
Beds:	3	**Baths:**	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Rectangular Lot, Street Lighting		

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Tile, Wood	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Mixed, Vinyl Siding	**Zoning:**	R3
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Walk-In Closet(s)		

Inclusions: N/A

Step into a realm of Modern Design paired with Exceptional Value and Move in Ready. Introducing the Melbourne by Douglas Homes a remarkably crafted duplex located in the growing community of Waterford in Chestermere. Featuring 1,287 sq. ft of Developed Space, 3 bedrooms, and 2.5 bathrooms, this home offers the perfect blend of style, comfort, and future potential inside and out. Designed with today's lifestyle in mind, this concepts main floor is packed and showcases 9-foot ceilings, engineered hardwood flooring, quartz countertops, an inviting electric fireplace, and a spacious kitchen ideal for entertaining or watching over the kids. Upstairs, the well appointed primary suite features a walk-in closet and great size ensuite, complemented by two additional bedrooms and upper-level laundry. A separate side entrance creates exciting possibilities for future basement development, while the rear concrete parking pad and paved lane adds everyday convenience. Enjoy a vibrant community surrounded by parks, playgrounds, future amenities, golf, and the year round recreation of Chestermere Lake all while being just minutes from the big city life. * Note that Some photos are Virtually Staged and Altered *

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