REALTY ACES
Local . Realty . Aces

GRASSROOTS
REALTY GROUP

587-899-3773
justin@realtyaces.ca

231 Waterford Heights
Chestermere, Alberta

MLS # A2356369

$504,900

Division:	Waterford		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,561 sq.ft.	**Age:**	2026 (0 yrs old)
Beds:	4	**Baths:**	3
Garage:	Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, City Lot, 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: NA

Welcome to Waterford in Chestermere, where modern living meets small town charm just minutes from Calgary! This beautifully crafted Douglas Homes duplex offers 1,561 sqft, featuring 3 bedrooms, 3 bathrooms and a versatile main floor office/flex room that can easily function as a 4th bedroom, home workspace or kids playroom. The Canberra 3 offers a bright open concept, show stopping main floor with 9' ceilings, engineered hardwood, a stylish kitchen with quartz countertops, spacious dining area, cozy living room, a half bath and a great size Mud room as you enter from the back to finish off the Main floor. Upstairs, you'll find a generous primary retreat complete with a walk-in closet and ensuite featuring dual vanities, along with two additional bedrooms, full bathroom and the convenience of upper-floor laundry. A separate side entrance provides outstanding potential for future basement development, while the rear concrete parking pad offers practical off-street parking. Enjoy everything Chestermere has to offer, including its beautiful year-round lake lifestyle with boating, paddle boarding, swimming, fishing and lakeside parks. Golf enthusiasts will appreciate being just minutes from Lakeside Golf Club and several nearby courses. Waterford is a growing, family friendly community with parks, pathways, schools, and shopping close by, all while offering an easy commute to Calgary, making it the perfect balance of peaceful living and city convenience. Whether you're a growing family, working from home, or looking for a home with flexibility and future potential, this exceptional property is ready to welcome you home. Some Photos have been digitally staged and or rendered with descriptions.

Copyright (c) 2026 Justin Wiechnik. Listing data courtesy of Grassroots Realty Group. Information is believed to be reliable but not guaranteed.