



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**256 WATERFORD Heath, Chestermere T1X 2T8**

MLS® #: **A2166734**      Area: **NONE**      Listing Date: **09/17/24**      List Price: **\$549,900**  
 Status: **Active**      County: **Chestermere**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Chestermere**  
 Year Built: **2025**  
Lot Information  
 Lot Sz Ar: **3,246 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,214**  
 Low Sqft:  
 Ttl Sqft: **1,214**

DOM

**137**  
Layout  
 Beds: **3 (3 )**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey**

Parking

Ttl Park: **2**  
 Garage Sz:

Access:

Lot Feat: **Back Lane, City Lot, Level, Street Lighting, Rectangular Lot**  
 Park Feat: **Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **Mixed, Vinyl Siding**  
 Heating: **Forced Air**      Flooring: **Carpet, Tile, Wood**  
 Sewer:      Water Source:  
 Ext Feat: **None**      Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator**  
 Int Feat: **High Ceilings, Kitchen Island, Quartz Counters, Separate Entrance, Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	4`8" x 5`3"	Great Room	Main	12`0" x 12`8"
Kitchen	Main	9`2" x 11`8"	2pc Bathroom	Main	0`0" x 0`0"
Mud Room	Main	3`4" x 4`8"	Nook	Main	9`11" x 10`0"
Pantry	Main	1`8" x 4`10"	Bedroom	Second	9`4" x 10`0"
Bedroom	Second	9`4" x 10`0"	4pc Bathroom	Second	0`0" x 0`0"
Bedroom - Primary	Second	11`6" x 11`2"	3pc Ensuite bath	Second	0`0" x 0`0"
Walk-In Closet	Second	4`10" x 6`1"			

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-1PRL**

**2410796**

Remarks

Pub Rmks: **\*\*\*END of FEBRUARY POSSESSION \*\*\*Welcome to this stunning single detached home, where modern elegance meets functional design. Featuring a convenient side entrance and an array of high-end finishes, this property is ideal for families and entertaining. Key Features: Elegant Engineered Hardwood Floors: The main floor boasts beautiful engineered hardwood flooring, adding warmth and sophistication to your living space. Spacious 9 ft Ceilings: Enjoy an open and airy atmosphere with impressive 9-foot ceilings that enhance the overall design. Grand 8 ft Doors: Stylish 8-foot doors on the main floor provide a grand entry and seamless flow between rooms. Sophisticated Wrought Iron Railings: Tasteful wrought iron railings add a touch of class and safety to the home. Cozy Electric Fireplace: Relax in the inviting living area, featuring a contemporary electric fireplace that creates a warm ambiance. Master Bedroom Retreat: The spacious master suite includes a luxurious ensuite with a stand-up tiled shower and a generous walk-in closet for ultimate convenience. Two Well-Sized Bedrooms: Two additional bedrooms offer ample space for family or guests, making this home perfect for any lifestyle. Gourmet Kitchen with Quartz Countertops: Enjoy modern quartz countertops and undermount sinks that provide both style and functionality in the kitchen and bathrooms. Practical Built-In Hooks and Shelf: The rear entry features built-in hooks and a shelf, perfect for keeping your belongings organized. Art Niche: Showcase your unique style with an art niche, ideal for displaying your favorite pieces. Rear pad: 20x20 concrete pad for future garage. This exceptional home perfectly balances modern living with elegant design. Don't miss out on the chance to make it yours! Contact us today to schedule your private showing! \*\*\*Note: Front elevation of home and interior photos are of same model for illustration purposes only and not of subject home. Actual style, interior colours and finishes may be different.\*\*\***

Inclusions:  
Property Listed By: **N/A**  
**First Place Realty**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**









