

# \$899,000 - 289 Waterford Heath, Chestermere

MLS® #A2225590

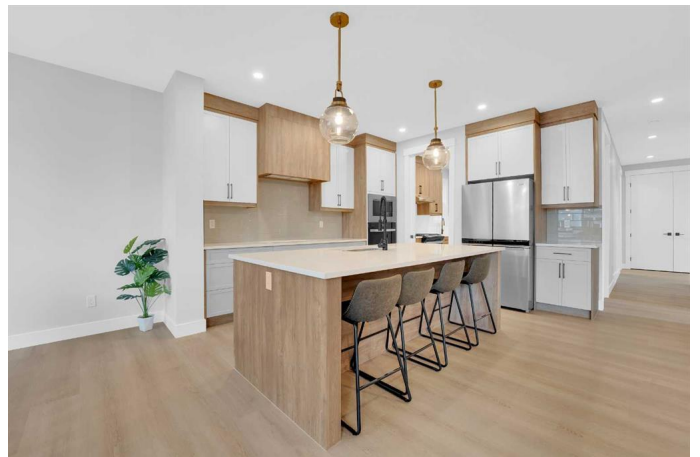
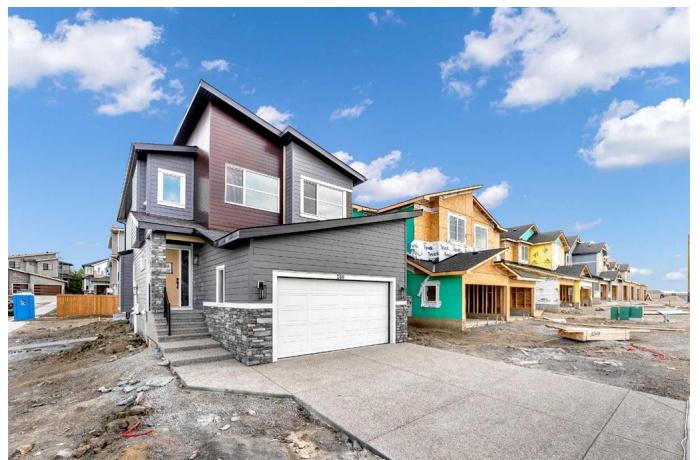
**\$899,000**

7 Bedroom, 5.00 Bathroom, 2,502 sqft

Residential on 0.12 Acres

N/A, Chestermere, Alberta

**\*\*PLEASE VISIT OUR SHOW HOME AT 153 WATERFORD HEATH FOR A FULL TOUR\*\***  
Welcome home to your beautiful BRAND NEW BUILD in the fast growing community of Waterford, this stunning home boasts over 3,400 sq ft of meticulously designed living space, offering the perfect blend of luxury, comfort, and functionality. Featuring a total of 7 spacious bedrooms and 5 full bathrooms, this home is ideal for large families or those seeking additional rental income, thanks to the LEGAL BASEMENT SUITE that provides independent living with its own separate entrance. Upon entry you have an inviting yet functional layout with bright and open-concept living area, designed to impress with elegant finishes, and abundant natural light. The main floor bedroom and full bathroom add convenience, making it perfect for guests or multigenerational living. The beautiful open concept kitchen has ample counter space including a large island and a convenient walk-through spice kitchen for added functionality. The upper level features a luxurious primary suite with a spa-like ensuite, along with additional well-appointed bedrooms and bathrooms to accommodate the entire family. The fully finished legal basement suite offers a fantastic mortgage helper or an extended living space with its own bedrooms, kitchen, living area, and bathroom. Situated in a prime location, this home is close to parks, schools, shopping, and all the amenities Chestermere has to offer, making it the perfect



residence for those looking for both modern living and investment potential. \*\*\*Please note that the photos are from a similar model home and fixtures, fittings and finishing may vary\*\*\*

Built in 2025

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2225590    |
| Price          | \$899,000   |
| Bedrooms       | 7           |
| Bathrooms      | 5.00        |
| Full Baths     | 5           |
| Square Footage | 2,502       |
| Acres          | 0.12        |
| Year Built     | 2025        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 289 Waterford Heath |
| Subdivision | N/A                 |
| City        | Chestermere         |
| County      | Chestermere         |
| Province    | Alberta             |
| Postal Code | T1X 2Z6             |

**Amenities**

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

**Interior**

|                   |                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------|
| Interior Features | Open Floorplan, Quartz Counters                                                             |
| Appliances        | Built-In Oven, Dishwasher, Electric Cooktop, Gas Stove, Microwave, Range Hood, Refrigerator |
| Heating           | Forced Air                                                                                  |

|                 |                                       |
|-----------------|---------------------------------------|
| Cooling         | None                                  |
| Fireplace       | Yes                                   |
| # of Fireplaces | 1                                     |
| Fireplaces      | Gas                                   |
| Has Basement    | Yes                                   |
| Basement        | Exterior Entry, Finished, Full, Suite |

## Exterior

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | Private Yard                    |
| Lot Description   | Back Yard, City Lot, Corner Lot |
| Roof              | Asphalt Shingle                 |
| Construction      | Concrete, Wood Frame            |
| Foundation        | Poured Concrete                 |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 29th, 2025 |
| Days on Market | 26             |
| Zoning         | RC-1           |

## Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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