

**137 Waterford Heath  
Chestermere, Alberta**

**MLS # A2157924**



**\$614,999**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Side by Side		
<b>Size:</b>	1,563 sq.ft.	<b>Age:</b>	2024 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R3
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows		

**Inclusions:** NONE

**BRAND NEW HOME | 1563 SQFT | FRONT DOUBLE ATTACHED GARAGE | OPEN FLOOR CONCEPT**

Welcome to Waterford brand new double front garage duplex Home . Main floor greets you with an open floor plan with kitchen ,dining and living area for your convenience and family gatherings, with huge windows giving you tons of natural light . Kitchen is completed with a large island, soft close cabinets and drawers throughout and pantry .New appliances includes microwave/hood fan combo, electric range, refrigerator and dishwasher. Upstairs you will find a generous size Primary Bedroom with attached washroom and quartz double vanity with undermount sinks, shower and a nice walk-in closet. Upper floor is completed by two good sized rooms, laundry and linen closet. Unfinished basement is well designed for your future ideas with a seperate entrance. Easy commute into Calgary and minutes away from stoney trail ,Close to all amenities,Chestermere lake ,shopping plaza etc. Please schedule your viewing today and make it your home.