

# \$560,000 - 143 Waterford Heights, Chestermere

MLS® #A2232687

**\$560,000**

3 Bedroom, 3.00 Bathroom, 1,469 sqft

Residential on 0.07 Acres

Waterford, Chestermere, Alberta

OPEN HOUSE! August 2, 2025

12:00pm-3:00pm August 3, 2025

2:00pm-5:00pm! Welcome to this beautiful 2-storey detached home offering functional, family-friendly living space in the vibrant and growing community of Waterford, Chestermere. This north-facing home enjoys consistent natural light throughout the day, while the south-facing backyard is perfect for sunny afternoons, BBQs, and outdoor gatherings. Inside, you'll find a thoughtfully designed layout featuring 3 spacious bedrooms, 2.5 bathrooms, and a double detached garage. The main floor boasts an open-concept living and dining area, enhanced by large windows, and durable LVP flooring. The modern kitchen features quartz countertops, full-height cabinetry, stainless steel appliances, an island, and a generous pantry.

Upstairs, the primary suite offers a peaceful retreat with a private ensuite, walk-in closet, and abundant natural light. Two additional bedrooms share a 4-piece bathroom, and the upstairs laundry room adds everyday convenience and separation between rooms. The unfinished basement provides a prime opportunity for future development—whether it's a home gym, media room, or guest suite.

Outside, enjoy a well-maintained backyard with a deck ideal for relaxing in the summer evenings. Directly in front of the home, a scenic walking path and serene pond invites



peaceful strolls and connection with nature.  
Located just one block from upcoming commercial developments, and only minutes from Chestermere Lake along with East Hill Shopping Centre (Walmart, Costco, Cineplex), this home offers the perfect balance of modern living, natural beauty, and investment potential.

Built in 2021

### Essential Information

MLS® #	A2232687
Price	\$560,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,469
Acres	0.07
Year Built	2021
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	143 Waterford Heights
Subdivision	Waterford
City	Chestermere
County	Chestermere
Province	Alberta
Postal Code	T1X 2M8

### Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2
Is Waterfront	Yes

## Interior

Interior Features	Open Floorplan, Walk-In Closet(s), Pantry, Quartz Counters
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Views, Waterfront
Roof	Asphalt Shingle
Construction	Concrete, Stone, Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	June 18th, 2025
Days on Market	61
Zoning	R-1PRL

## Listing Details

Listing Office	Diamond Realty & Associates LTD.
----------------	----------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.