



GRASSROOTS
REALTY GROUP

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**220 Waterford Heath
Chestermere, Alberta**

MLS # A2244606



\$689,900

Division:	Waterford		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,599 sq.ft.	Age:	2025 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, City Lot, Corner Lot, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Wood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Mixed	Zoning:	R-1P
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, French Door, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Separate Entrance		

Inclusions:	N/A
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Welcome to the Fernie 3 by Douglas Homes, a stylish and thoughtfully designed home located at 220 Waterford Heath in Waterford, Chestermere. This 1,598 sq ft home offers 3 bedrooms, 2.5 bathrooms, and features a rear garage on a desirable corner lot. With an October 15 possession date, it's ready just in time for fall. Inside, you'll find 8-foot doors throughout, engineered hardwood flooring on the main level, and an abundance of natural light thanks to the added side windows. The spacious main floor includes a flex room, a bright great room with an electric fireplace, and a modern kitchen complete with quartz countertops, a chimney hoodfan, built-in microwave, and stainless steel appliances. Upstairs, the primary suite includes a large walk-in closet and a luxurious ensuite with double vanities. Laundry is conveniently located on the upper floor, along with two additional well-sized bedrooms and a full bathroom. The exterior includes a treated wood deck, perfect for outdoor entertaining. Additional features include 9' ceilings on the main floor, basement side entry for future development, and a fantastic location in a growing community close to parks, schools, and amenities. ***Unlock Your First Home with the GST Rebate! The First-Time Home Buyers' GST Rebate could save you up to \$50,000 on a new home! You must be 18+, a Canadian citizen or permanent resident, and haven't owned or lived in a home you or your spouse/common-law partner owned in the last four years. This is a LIMITED-TIME opportunity—Homes placed under contract after May 27, 2025 are eligible, Terms and conditions are subject to the Government of Canada/CRA rules and guidelines. *** Don't miss your opportunity to own this beautiful, move-in-ready home built with quality and care. Note: Front elevation and interior photos are of a model home and for illustrative

purposes only. Actual style, interior colors, and finishes may vary. Don't miss this incredible opportunity to own a brand-new, move-in ready home with premium finishes! Call today!