

1-833-477-6687 aloha@grassrootsrealty.ca

1189 Waterford Drive Chestermere, Alberta

MLS # A2255560



\$629,900

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

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Wood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	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: None

Celebrate the Season in Waterford – Limited \$15,000 Developer Savings Included***Welcome to the Fernie 3 by Douglas Homes — a beautifully designed and thoughtfully crafted home located at 1189 Waterford Drive in the vibrant community of Waterford, Chestermere. This 1,598 sq ft two-storey home offers 3 bedrooms, 2.5 bathrooms, and a rear detached garage, all situated on a sought-after corner lot. With a fall possession date, it's move-in ready when you are! Step inside to discover 8-foot doors throughout and engineered hardwood flooring on the main level. Thanks to the additional side windows, the home is filled with natural light, creating a bright and inviting atmosphere. The main floor features a flex room, an open and airy great room with an electric fireplace, and a modern kitchen complete with quartz countertops, a chimney-style hood fan, built-in microwave, and stainless steel appliances. Upstairs, the spacious primary suite offers a large walk-in closet and a spa-inspired ensuite with dual vanities. You'Il also find a convenient upper-floor laundry room, two additional well-sized bedrooms, and a full bathroom. Outside, enjoy the treated wood deck — perfect for relaxing or entertaining. Additional highlights include 9' ceilings on the main level, side entry to the basement for future development, and a prime location close to parks, schools, and local amenities in a rapidly growing community. Unlock Savings with the First-Time Home Buyers' GST Rebate! You may qualify for up to \$50,000 in savings on a brand-new home through the First-Time Home Buyers' GST Rebate. To be eligible, you must be 18 or older, a Canadian citizen or permanent resident, and not have owned or lived in a home owned by you or your spouse/common-law partner in the last four years. Note: This offer applies only to



homes placed under contract after May 27, 2025, and is subject to Government of Canada and CRA rules. Don't miss your