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220 Waterford Heath Chestermere, Alberta

MLS # A2269514



\$639,900

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				

Forced Air	Water:	-
Carpet, Hardwood, Tile	Sewer:	-
Asphalt Shingle	Condo Fee:	-
Full	LLD:	-
Mixed	Zoning:	R-1P
Poured Concrete	Utilities:	-
	Carpet, Hardwood, Tile Asphalt Shingle Full Mixed	Carpet, Hardwood, Tile Asphalt Shingle Full Mixed Sewer: Condo Fee: LLD: Zoning:

Features: Double Vanity, French Door, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Separate Entrance

Inclusions: N/A

Celebrate the Season in Waterford – Limited \$15,000 Developer Savings Included. Welcome to **The Fernie 3 by Douglas Homes** — a beautifully designed and expertly crafted home located at **220 Waterford Heath in the vibrant community of Waterford, Chestermere**. This **1,598 sq. ft.** residence offers **3 bedrooms, 2.5 bathrooms**, and a **rear-attached garage** situated on a desirable **corner lot** Step inside to discover **8-foot doors throughout**, **engineered hardwood flooring on the main level**, and **abundant natural light** enhanced by additional side windows. The spacious main floor features a **flex room**, a **bright great room with an electric fireplace**, and a **modern kitchen** complete with **quartz countertops**, a **chimney hood fan**, **built-in microwave**, and **stainless steel appliances**. Upstairs, the **primary suite** offers a generous **walk-in closet** and a **luxurious ensuite* with **dual vanities**. The upper level also includes **convenient laundry**, **two additional bedrooms**, and a **full bathroom**. Outdoor living is made easy with a **treated wood deck**, ideal for relaxing or entertaining. Additional highlights include **9' ceilings on the main floor**, a **side entry to the basement** for future development, and an **excellent location** close to parks, schools, and everyday amenities. ***Unlock Your First Home with the GST Rebate!*** First-time home buyers may qualify for the **Government of Canada's GST Rebate**, which could save you **up to \$50,000** on a new home! To qualify, you must be **18 or older**, a **Canadian citizen or permanent resident**, and have **not owned or lived in a home** (owned by you or your spouse/common-law partner) in the last **four years**. Homes **under contract after May 27, 2025**, are eligible. *Terms and conditions apply based on CRA

guidelines.* Don't miss this opportunity to own a **brand-new, move-in-ready home** built with **exceptional quality and care**. **Call today to book your private showing and make this stunning home yours!**
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