

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

299 Waterford Heights Chestermere, Alberta

MLS # A2269551



\$534,900

Waterford Division: Type: Residential/House Style: 2 Storey Size: 1,418 sq.ft. Age: 2025 (0 yrs old) **Beds:** Baths: 2 full / 1 half Garage: Parking Pad Lot Size: 0.07 Acre Lot Feat: Back Lane, City Lot, Street Lighting

Heating: Water: Forced Air Floors: Sewer: Carpet, Tile, Wood Roof: Condo Fee: Asphalt Shingle **Basement:** LLD: Full Exterior: Zoning: Mixed R-1PRL Foundation: **Poured Concrete Utilities:**

Features: French Door, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Separate Entrance

Inclusions: N/A

Celebrate the Season in Waterford – Limited \$15,000 Developer Savings Included. Welcome to The Fernie 2 by Douglas Homes — a beautifully designed, move-in-ready two-storey home located at 299 Waterford Heights in the vibrant community of Waterford, Chestermere. This 1,418 sq. ft. home features 3 bedrooms, 2.5 bathrooms, and a rear concrete parking pad. Enjoy the bright, open layout with 9' ceilings, engineered hardwood floors, and 8' doors on the main level. The spacious great room includes a sleek electric fireplace, while the modern kitchen is equipped with quartz countertops and stainless steel appliances. Extra side windows fill the home with natural light, creating a warm and inviting atmosphere. Upstairs, the primary suite offers a large walk-in closet and a private ensuite. You'Il also find a convenient upper-floor laundry, two additional bedrooms, and a full bath. This home also includes a separate side entry for future basement development and is ideally located close to parks, schools, and local amenities in a growing family community. Ask about the First-Time Home Buyers' GST Rebate! Eligible buyers may qualify for up to \$50,000 in savings (conditions apply; see CRA eligibility rules). Photos are of a show home for illustration purposes; actual finishes and colors may vary.