



**211 Waterford Heights
Chestermere, Alberta**

MLS # A2275217

\$494,900



Division:	Waterford	
Type:	Residential/Duplex	
Style:	2 Storey, Attached-Side by Side	
Size:	1,254 sq.ft.	Age: 2026 (0 yrs old)
Beds:	3	Baths: 2 full / 1 half
Garage:	Parking Pad	
Lot Size:	0.07 Acre	
Lot Feat:	Back Lane, City Lot, Interior Lot, Level, Rectangular Lot, Street Lighting	

Heating:	Forced Air
Floors:	Carpet, Tile, Wood
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Mixed
Foundation:	Poured Concrete
Features:	Double Vanity, Kitchen Island, Quartz Counters

Inclusions: N/A

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-3

Utilities: -

Discover the right unit of this thoughtfully designed duplex in the desirable Waterford community. This new home combines quality finishes with a functional layout, offering comfortable living just minutes from Calgary. Interior photos are from a previous home with similar layout. Colours and finishings may vary. Main Floor An open-concept layout featuring 9-foot ceilings and engineered hardwood flooring creates a bright, welcoming atmosphere. The kitchen showcases quartz countertops and quality finishes, while an electric fireplace adds warmth to the living space. Tile flooring in the bathrooms and laundry areas provides durability and easy maintenance. Upper Level Upper-floor laundry adds convenience to your daily routine. Built-in hooks and shelves offer practical storage solutions throughout the home. Parking Rear parking pad provides convenient off-street parking for your vehicle. Community & Location Waterford offers a master-planned community with walking paths, parks, and family-friendly amenities. Located on Chestermere's southwest edge adjacent to Calgary city limits, enjoy easy access to Chestermere Lake, shopping at Chestermere Station, schools, and major commuter routes. FIRST-TIME BUYERS: Potential GST Rebate Savings If you're purchasing your first home, you may qualify for significant savings through the First-Time Home Buyers' GST Rebate, which could provide savings up to \$50,000. General Eligibility Requirements: 18+ years of age Canadian citizen or permanent resident Haven't owned or lived in a home owned by you or your spouse/common-law partner in the past 4 years Homes placed under contract after May 27, 2025 may be eligible This is general information only. Buyers should verify current eligibility requirements and obtain independent advice. Terms and conditions

apply. Subject to Government of Canada/CRA rules and guidelines. Rebate amounts may vary based on individual circumstances. Contact us today!