



GRASSROOTS
REALTY GROUP

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**299 Waterford Heights
Chestermere, Alberta**

MLS # A2276235



\$539,900

Division:	Waterford		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,418 sq.ft.	Age:	2025 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, City Lot, Street Lighting		

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

Inclusions: N/A

Welcome to this 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'll 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.