



**GRASSROOTS**  
REALTY GROUP

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**220 Waterford Heath  
Chestermere, Alberta**

**MLS # A2276236**



**\$644,900**

Division:	Waterford		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,599 sq.ft.	Age:	2025 (1 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		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	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:** N/A

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\*\***. **\*\*Some photos have been virtually staged and are from a similar floor plan. Actual colours, finishes, and features may differ. Call today to book your private showing and make this stunning home yours!\*\***