



**220 Waterford Heath  
Chestermere, Alberta**

**MLS # A2276236**



**\$644,900**

<b>Division:</b>	Waterford		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,599 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Lane, City Lot, Corner Lot, Street Lighting		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	R-1P
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, French Door, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Separate Entrance		
<b>Inclusions:</b>	N/A		

Welcome to this 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 **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!\*\***