

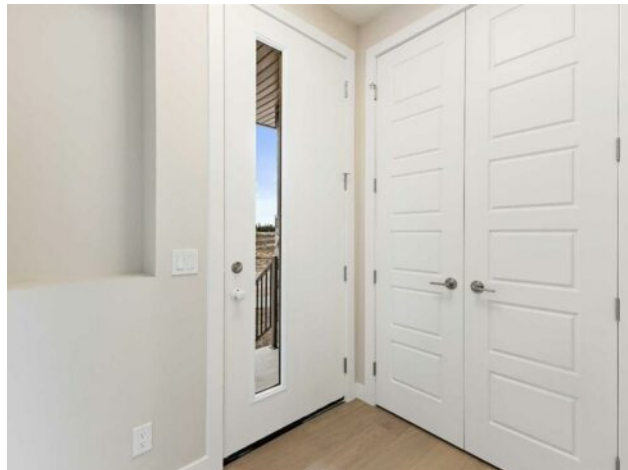


GRASSROOTS
REALTY GROUP

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283 Waterford Heights Chestermere, Alberta

MLS # A2276238



\$559,900

| | | | |
|------------------|---|---------------|------------------|
| Division: | Waterford | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,578 sq.ft. | Age: | 2025 (1 yrs old) |
| Beds: | 4 | Baths: | 2 full / 1 half |
| Garage: | Parking Pad | | |
| Lot Size: | 0.07 Acre | | |
| Lot Feat: | Back Lane, Back Yard, City Lot, Rectangular Lot | | |

| | | | |
|--------------------|---|-------------------|--------|
| 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: | Double Vanity, French Door, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Separate Entrance | | |

Inclusions: N/A

Welcome to 283 Waterford Heights in the beautiful community of Chestermere! This brand new, never-lived-in Windermere model by Douglas Homes offers 1,578 sq ft of thoughtfully designed living space with 4 bedrooms and 2.5 bathrooms—perfect for growing families or savvy investors. Step inside to discover stylish 8-foot doors, elegant upgraded railings, and a main floor bedroom, ideal for guests or a home office. The modern kitchen boasts stainless steel appliances and a smart layout, seamlessly flowing into the open-concept living and dining areas. Upstairs, you'll find a luxurious dual vanity in the main bath and generous-sized bedrooms. Additional highlights include a convenient side entrance, offering potential for future basement development or a secondary suite (subject to city approval). Located in a family-friendly neighborhood with parks, schools, and amenities nearby, this home combines comfort, functionality, and investment potential. Don't miss your opportunity to own this stunning new build in Chestermere—book your showing today!

Unlock Your First Home with the GST Rebate! The First-Time Home Buyers' GST Rebate could save you up to \$50,000 on a new home! You must be 18+, a Canadian citizen or permanent resident, and haven't owned or lived in a home you or your spouse/common-law partner owned in the last four years. This is a LIMITED-TIME opportunity—Homes placed under contract after May 27, 2025 are eligible. Terms and conditions are subject to the Government of Canada/CRA rules and guidelines. Note: Please be advised that the front elevation and interior photos shown are of the same model for illustration purposes only. The actual home's style, interior

colors, and finishes may vary. Call today!