



**220 Waterford Heath  
Chestermere, Alberta**

**MLS # A2295417**



**\$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, Level, Rectangular Lot, Street Lighting		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Wood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed, Vinyl Siding	<b>Zoning:</b>	R-1P
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, French Door, Kitchen Island, Open Floorplan, Quartz Counters, Separate Entrance, Walk-In Closet(s)		

**Inclusions:** N/A

Welcome to this beautifully designed and expertly crafted home located in the vibrant community of Waterford, Chestermere. Offering 1,598 sq. ft., this thoughtfully planned residence features 3 bedrooms, 2.5 bathrooms, and a rear-attached garage, ideally 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 includes a versatile flex room, a bright great room with an electric fireplace, and a modern kitchen complete with quartz countertops, chimney hood fan, built-in microwave, and stainless steel appliances—perfect for both everyday living and entertaining. Upstairs, the primary suite features a generous walk-in closet and a well-appointed ensuite with dual vanities. The upper level also offers two additional bedrooms, a full bathroom, and convenient upper-floor laundry. Enjoy outdoor living on the treated wood deck, ideal for relaxing or hosting guests. Additional highlights include 9’ ceilings on the main floor and a separate side entry to the basement, offering excellent potential for future development (subject to approvals). First-time home buyers may be eligible for the Government of Canada GST Rebate, offering potential savings (eligibility requirements apply). Located close to parks, pathways, future schools, and everyday amenities, this home presents an exceptional opportunity to own a brand-new property in one of Chestermere’s growing communities. Some photos are virtually staged and taken from a similar floor plan. Actual finishes, features, and colours may vary.