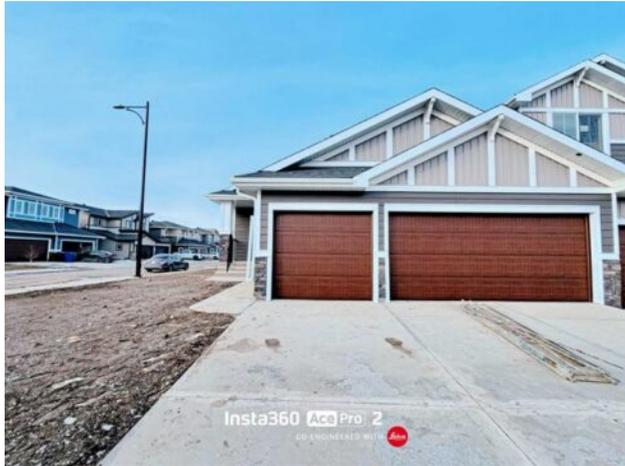




277 Waterford Way
Chestermere, Alberta

MLS # A2296572



\$679,900

Division:	Waterford		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,445 sq.ft.	Age:	2025 (1 yrs old)
Beds:	2	Baths:	2
Garage:	Triple Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	City Lot, Corner Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Wood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed, Vinyl Siding	Zoning:	R-3
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s)		

Inclusions: N/A

Welcome to this stunning brand new semi-duplex by Douglas Homes, ideally located on a premium corner lot in the sought-after community of Waterford in Chestermere. DH \$20K Limited Savings already included, offering exceptional value on this beautifully designed home. Featuring a rare triple car garage and thoughtfully curated finishes, this property blends modern design with everyday functionality. Step inside to experience an open and inviting layout featuring 9’ basement ceilings, elegant quartz countertops, engineered hardwood flooring, and a cozy electric fireplace that creates a warm focal point in the living space. The well-appointed kitchen flows seamlessly into the dining and living areas—perfect for entertaining or family living. The spacious primary suite is designed as a private retreat, complete with a luxurious ensuite featuring dual sinks and contemporary finishes. Every detail has been carefully considered to deliver both comfort and style. Situated just minutes from an existing park and future amenities, this home offers the perfect balance of convenience and community living. First-Time Buyer Opportunity Eligible purchasers may qualify for the First-Time Home Buyers’ GST Rebate, potentially saving up to \$50,000 on a new home. To qualify, buyers must be 18 years or older, a Canadian citizen or permanent resident, and must not have owned or occupied a home owned by themselves or their spouse/common-law partner within the past four years. This limited-time incentive applies to homes with agreements dated after May 27, 2025, subject to Government of Canada / CRA guidelines and eligibility requirements. Please Note: Some photos shown are of the same model for illustrative purposes only. Actual home finishes, colors, and features may vary. Call today to learn more about this exceptional

opportunity!