



**267 Waterford Heights  
Chestermere, Alberta**

**MLS # A2299076**



**\$559,900**

|                  |   |               |                  |
|------------------|---|---------------|------------------|
| <b>Division:</b> | Waterford   |               |                  |
| <b>Type:</b>     | Residential/House   |               |                  |
| <b>Style:</b>    | 2 Storey  |               |                  |
| <b>Size:</b>     | 1,578 sq.ft.  | <b>Age:</b>   | 2026 (0 yrs old) |
| <b>Beds:</b>     | 4   | <b>Baths:</b> | 2 full / 1 half  |
| <b>Garage:</b>   | Parking Pad   |               |                  |
| <b>Lot Size:</b> | 0.07 Acre   |               |                  |
| <b>Lot Feat:</b> | Back Lane, City Lot, Interior Lot, 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-1PRL |
| <b>Foundation:</b> | Poured Concrete   | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Double Vanity, Kitchen Island, Quartz Counters, Separate Entrance |                   |        |

**Inclusions:** N/A

Welcome to this brand-new, never-lived-in home in the sought-after Waterford community of Chestermere—offering 4 bedrooms and 2.5 bathrooms, designed for modern living and long-term value. The main floor delivers immediate flexibility with a bedroom ideal for guests or a home office, complemented by 8 doors, upgraded railings, and a clean, open-concept layout. The contemporary kitchen features stainless steel appliances and connects seamlessly to the living and dining areas—built for both daily function and entertaining. Upstairs, you’ll find spacious bedrooms, including a primary suite with a private ensuite featuring a dual vanity, providing both comfort and functionality for growing families. A key value driver: the separate side entrance, creating strong potential for future basement development or a secondary suite (subject to city approval)—a strategic upside for investors or buyers thinking ahead. Located in a family-friendly community close to parks, schools, and everyday amenities, this home balances lifestyle and investment. Take advantage of the First-Time Home Buyers’ GST Rebate—potential savings up to \$50,000. Eligible buyers must be 18+, Canadian citizens or permanent residents, and not have owned or lived in a home they or their spouse owned in the past four years. Applies to qualifying contracts after May 27, 2025, subject to CRA guidelines. Note: Photos and renderings are of a similar model for illustration purposes. Actual finishes, colors, and elevation may vary. Call Today!