



**271 Waterford Heights  
Chestermere, Alberta**

**MLS # A2299877**



**\$539,900**

<b>Division:</b>	Waterford		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,418 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	3	<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, 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>	Kitchen Island, Open Floorplan, Quartz Counters, Walk-In Closet(s)		

**Inclusions:** N/A

Welcome to this well-designed home in the growing community of Waterford in Chestermere. Thoughtfully planned with a modern open-concept layout, this home offers the perfect balance of comfort and functionality—ideal for first-time buyers, families, or investors. The main floor features a bright and inviting living space, enhanced by 8-foot doors that create a sense of openness throughout. The kitchen is designed for both everyday living and entertaining, complete with contemporary finishes, ample cabinetry, and a practical layout. A convenient 2-piece bathroom completes the main level. Upstairs, you’ll find three well-sized bedrooms and two full bathrooms, including a spacious primary bedroom with a walk-in closet and private ensuite. The addition of upper-level laundry adds to the home’s everyday convenience. The unfinished basement with a separate side entrance offers excellent potential for future development, providing added flexibility and functionality (subject to municipal approvals). Outside, the property includes a 20’ x 20’ rear concrete parking pad, providing off-street parking and the opportunity to build a future garage (subject to municipal approval and permitting). Located in the vibrant and growing community of Waterford, residents enjoy access to parks, pathways, schools, and nearby amenities, along with convenient connectivity to Chestermere Lake and the city of Calgary. First-Time Buyer Opportunity Eligible purchasers may qualify for the First-Time Home Buyers’ GST Rebate, offering potential savings of up to \$50,000 on a new home. Buyers must be 18 years or older, a Canadian citizen or permanent resident, and must not have owned or lived in a home owned by themselves or their spouse/common-law partner within the past four years. Homes placed under contract after May

27, 2025 may qualify. Terms and conditions are subject to Government of Canada and CRA guidelines. Please note: Photos shown may be from a similar model and are for illustration purposes only. Actual finishes, features, colours, and specifications may vary. Don't miss your opportunity to own a new home in Chestermere's growing Waterford community—call today!