



**219 Waterford Heights
Chestermere, Alberta**

MLS # A2299880



\$504,900

Division:	Waterford		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,333 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, City Lot, Rectangular 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:	Kitchen Island, Open Floorplan, Quartz Counters		

Inclusions: N/A

Discover the right unit in this thoughtfully designed duplex, located in the desirable community of Waterford in Chestermere. This brand-new home offers a great blend of quality finishes and functional design, creating a comfortable and inviting space just minutes from Calgary—perfect for first-time buyers, families, or investors. Step inside to a bright, open-concept main floor featuring 9-foot ceilings, large windows that fill the space with natural light, and engineered hardwood flooring, giving the home an airy and welcoming feel. The kitchen is finished with quartz countertops and modern touches, flowing seamlessly into the living area where an electric fireplace adds warmth and charm. 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. A separate side entrance adds flexibility and creates potential for future basement development (subject to municipal approval). Outside, the rear parking pad provides easy off-street parking, with the option to build a future garage if desired (subject to municipal approval). Waterford is a growing, family-friendly community with walking paths, parks, and nearby amenities, all while being just minutes from Calgary. Enjoy quick access to Chestermere Lake, shopping at Chestermere Station, schools, and major commuter routes—while benefiting from Chestermere property taxes. First-Time Buyer Opportunity – GST Rebate If you’re purchasing your first home, you may qualify for the First-Time Home Buyers’ GST Rebate, with potential savings of up to \$50,000. To be eligible, 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 apply and are subject to Government of Canada and CRA guidelines. Buyers are encouraged to verify eligibility and seek independent advice. Don't miss your chance to own a beautiful new home in one of Chestermere's fastest-growing communities—contact us today! Interior photos are from a previous home with a similar layout. Colours, finishes, and features may vary.