

**211 Waterford Heights  
Chestermere, Alberta**

**MLS # A2275217**

**\$494,900**



<b>Division:</b>	Waterford	
<b>Type:</b>	Residential/Duplex	
<b>Style:</b>	2 Storey, Attached-Side by Side	
<b>Size:</b>	1,254 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, Interior Lot, Level, Rectangular Lot, Street Lighting	

<b>Heating:</b>	Forced Air
<b>Floors:</b>	Carpet, Tile, Wood
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Full
<b>Exterior:</b>	Mixed
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Double Vanity, Kitchen Island, Quartz Counters

**Inclusions:** N/A

Discover the right unit of this thoughtfully designed duplex in the desirable Waterford community. This new home combines quality finishes with a functional layout, offering comfortable living just minutes from Calgary. Interior photos are from a previous home with similar layout. Colours and finishings may vary. Main Floor An open-concept layout featuring 9-foot ceilings and engineered hardwood flooring creates a bright, welcoming atmosphere. The kitchen showcases quartz countertops and quality finishes, while an electric fireplace adds warmth to the living space. Tile flooring in the bathrooms and laundry areas provides durability and easy maintenance. Upper Level Upper-floor laundry adds convenience to your daily routine. Built-in hooks and shelves offer practical storage solutions throughout the home. Parking Rear parking pad provides convenient off-street parking for your vehicle. Community & Location Waterford offers a master-planned community with walking paths, parks, and family-friendly amenities. Located on Chestermere's southwest edge adjacent to Calgary city limits, enjoy easy access to Chestermere Lake, shopping at Chestermere Station, schools, and major commuter routes. FIRST-TIME BUYERS: Potential GST Rebate Savings If you're purchasing your first home, you may qualify for significant savings through the First-Time Home Buyers' GST Rebate, which could provide savings up to \$50,000. General Eligibility Requirements: 18+ years of age Canadian citizen or permanent resident Haven't owned or lived in a home owned by you or your spouse/common-law partner in the past 4 years Homes placed under contract after May 27, 2025 may be eligible This is general information only. Buyers should verify current eligibility requirements and obtain independent advice. Terms and conditions

apply. Subject to Government of Canada/CRA rules and guidelines. Rebate amounts may vary based on individual circumstances. Contact us today!