

**299 Waterford Heights  
Chestermere, Alberta**

**MLS # A2276235**

**\$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>	2025 (1 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, 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	<b>Zoning:</b>	R-1PRL
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	French Door, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Separate Entrance		

**Inclusions:** N/A

Welcome to The Fernie 2 by Douglas Homes — a beautifully designed, move-in-ready two-storey home located at 299 Waterford Heights in the vibrant community of Waterford, Chestermere. This 1,418 sq. ft. home features 3 bedrooms, 2.5 bathrooms, and a rear concrete parking pad. Enjoy the bright, open layout with 9' ceilings, engineered hardwood floors, and 8' doors on the main level. The spacious great room includes a sleek electric fireplace, while the modern kitchen is equipped with quartz countertops and stainless steel appliances. Extra side windows fill the home with natural light, creating a warm and inviting atmosphere. Upstairs, the primary suite offers a large walk-in closet and a private ensuite. You'll also find a convenient upper-floor laundry, two additional bedrooms, and a full bath. This home also includes a separate side entry for future basement development and is ideally located close to parks, schools, and local amenities in a growing family community. Ask about the First-Time Home Buyers' GST Rebate! Eligible buyers may qualify for up to \$50,000 in savings (conditions apply; see CRA eligibility rules). Photos are of a show home for illustration purposes; actual finishes and colors may vary.