

220 Waterford Heath  
 Chestermere, Alberta

MLS # A2276236



\$644,900

Division:	Waterford		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,599 sq.ft.	Age:	2025 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, City Lot, Corner Lot, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed	Zoning:	R-1P
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, French Door, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Separate Entrance		
Inclusions:	N/A		

Welcome to \*\*The Fernie 3 by Douglas Homes\*\* — a beautifully designed and expertly crafted home located at \*\*220 Waterford Heath\*\* in the vibrant community of Waterford, Chestermere\*\*. This \*\*1,598 sq. ft.\*\* residence offers \*\*3 bedrooms, 2.5 bathrooms\*\*,\*\* and a \*\*rear-attached garage\*\* situated on a desirable \*\*corner lot\*\*. Step inside to discover \*\*8-foot doors throughout\*\*,\*\* \*\*engineered hardwood flooring on the main level\*\*,\*\* and \*\*abundant natural light\*\* enhanced by additional side windows. The spacious main floor features a \*\*flex room\*\*,\*\* a \*\*bright great room with an electric fireplace\*\*,\*\* and a \*\*modern kitchen\*\* complete with \*\*quartz countertops\*\*,\*\* a \*\*chimney hood fan\*\*,\*\* \*\*built-in microwave\*\*,\*\* and \*\*stainless steel appliances\*\*. Upstairs, the \*\*primary suite\*\* offers a generous \*\*walk-in closet\*\* and a \*\*luxurious ensuite\*\* with \*\*dual vanities\*\*. The upper level also includes \*\*convenient laundry\*\*,\*\* \*\*two additional bedrooms\*\*,\*\* and a \*\*full bathroom\*\*. Outdoor living is made easy with a \*\*treated wood deck\*\*,\*\* ideal for relaxing or entertaining. Additional highlights include \*\*9' ceilings on the main floor\*\*,\*\* a \*\*side entry to the basement\*\* for future development, and an \*\*excellent location\*\* close to parks, schools, and everyday amenities. \*\*\*Unlock Your First Home with the GST Rebate!\*\*\* First-time home buyers may qualify for the \*\*Government of Canada's GST Rebate\*\*,\*\* which could save you \*\*up to \$50,000\*\* on a new home! To qualify, you must be \*\*18 or older\*\*,\*\* a \*\*Canadian citizen or permanent resident\*\*,\*\* and have \*\*not owned or lived in a home\*\* (owned by you or your spouse/common-law partner) in the last \*\*four years\*\*. Homes \*\*under contract after May 27, 2025\*\*,\*\* are eligible. \*Terms and conditions apply based on CRA guidelines.\* Don't miss this opportunity to own a \*\*brand-new, move-in-ready home\*\*!

built with \*\*exceptional quality and care\*\*. \*\*Some photos have been virtually staged and are from a similar floor plan. Actual colours, finishes, and features may differ. Call today to book your private showing and make this stunning home yours!\*\*