

**275 Waterford Heights  
Chestermere, Alberta**

**MLS # A2276682**

**\$579,900**



<b>Division:</b>	Waterford		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,599 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, 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 3 by Douglas Homes\*\*, a thoughtfully designed and beautifully finished home located at \*\*275 Waterford Heights\*\* in the sought-after community of \*\*Waterford, Chestermere\*\*. This \*\*1,598 sq. ft.\*\* residence offers \*\*3 bedrooms, 2.5 bathrooms\*\*, and a \*\*rear concrete parking pad\*\*, blending style, comfort, and functionality. Step inside to find \*\*9-foot ceilings on the main level\*\*, \*\*8-foot doors throughout\*\*, and \*\*engineered hardwood flooring\*\*, all complemented by \*\*abundant natural light\*\* from added side windows. The main floor is both spacious and versatile, featuring a \*\*flex room\*\*, a \*\*bright great room with an electric fireplace\*\*, and a \*\*modern kitchen\*\* equipped with \*\*quartz countertops\*\*, a \*\*Microwave hood fan\*\*, and \*\*stainless steel appliances\*\*. Upstairs, the \*\*primary bedroom\*\* offers a \*\*walk-in closet\*\* and a \*\*luxurious ensuite\*\* with \*\*dual vanities\*\*. Two additional bedrooms, a \*\*full bathroom\*\*, and a \*\*convenient upper-floor laundry\*\* complete the upper level. Enjoy outdoor living on the \*\*treated wood deck\*\*, perfect for relaxing or entertaining. Additional features include a \*\*side entrance to the basement\*\*, ideal for future development, and an \*\*excellent location\*\* close to \*\*parks, schools, and everyday amenities\*\*. \*\*\*GST Rebate Opportunity for First-Time Buyers!\*\*\* Eligible first-time buyers may qualify for the \*\*Government of Canada GST Rebate\*\*, potentially saving \*\*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 you or your spouse/common-law partner) within the past \*\*four years\*\*. Homes \*\*under contract after May 27, 2025\*\*, may qualify. \*Terms and conditions apply as per CRA guidelines.\* This \*\*brand-new, move-in-ready home\*\* showcases exceptional craftsmanship.

and modern design. **\*\*Book your private showing today!\*\***

Some photos have been virtually staged and are from a similar floor plan. Actual colours, finishes, and features may differ.