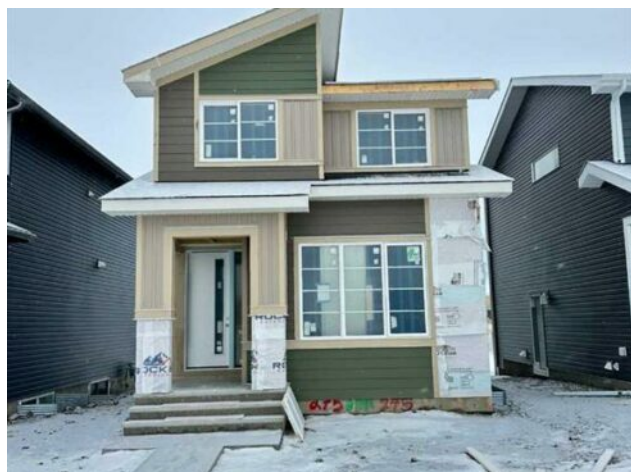


**275 Waterford Heights  
Chestermere, Alberta**

**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 **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!\*\***  
plan. Actual colours, finishes, and features may differ.

Some photos have been virtually staged and are from a similar floor