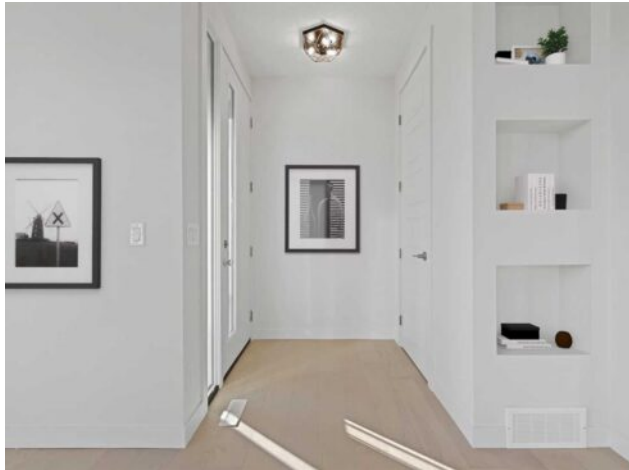




**275 Waterford Heights
Chestermere, Alberta**

MLS # A2294279



\$569,900

Division:	Waterford		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,599 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, City Lot, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Wood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed, Vinyl Siding	Zoning:	R-1PRL
Foundation:	Poured Concrete	Utilities:	-
Features:	French Door, Kitchen Island, Open Floorplan, Pantry, Separate Entrance		

Inclusions: N/A

Welcome to this beautiful home, a thoughtfully designed and beautifully finished property located in the sought-after community of Waterford, Chestermere. This residence offers 3 bedrooms plus a main floor flex room, 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, stainless steel appliances including a chimney hood fan and built-in microwave, and a built-in desk. Upstairs, the primary bedroom offers a walk-in closet and a luxurious 5-piece ensuite featuring dual vanities, a standing shower, and a tub—creating a true retreat. Two additional bedrooms, a full bathroom, and convenient upper-floor laundry complete the upper level. 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.