



GRASSROOTS
REALTY GROUP

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**219 Waterford Heights
Chestermere, Alberta**

MLS # A2337864



\$474,900

Division:	Waterford		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,333 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, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Wood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed, Vinyl Siding	Zoning:	R-3
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Quartz Counters		

Inclusions: N/A

Discover the right unit in this thoughtfully designed duplex, located in the desirable community of Waterford in Chestermere. This brand-new home offers a great blend of quality finishes and functional design, creating a comfortable and inviting space just minutes from Calgary—perfect for first-time buyers, families, or investors. Step inside to a bright, open-concept main floor featuring 9-foot ceilings, large windows that fill the space with natural light, and engineered hardwood flooring, giving the home an airy and welcoming feel. The kitchen is finished with quartz countertops and modern touches, flowing seamlessly into the living area where an electric fireplace adds warmth and charm. Upstairs, you’ll find three well-sized bedrooms and two full bathrooms, including a spacious primary bedroom with a walk-in closet and private ensuite. The addition of upper-level laundry adds to the home’s everyday convenience. A separate side entrance provides added accessibility and flexibility to the home. Outside, the rear parking pad provides easy off-street parking, with the option to build a future garage if desired (subject to municipal approval). Waterford is a growing, family-friendly community with walking paths, parks, and nearby amenities, all while being just minutes from Calgary. Enjoy quick access to Chestermere Lake, shopping at Chestermere Station, schools, and major commuter routes—while benefiting from Chestermere property taxes. Unlock Your First Home with the GST Rebate! The First-Time Home Buyers’ GST Rebate could save you up to \$50,000 on a new home. To qualify, buyers must be at least 18 years old, be a Canadian citizen or permanent resident, and must not have owned or lived in a home owned by themselves or their spouse/common-law partner within the last four years. Homes placed under

contract after May 27, 2025 may be eligible. Terms and conditions are subject to Government of Canada and CRA rules and guidelines. Please note: Front elevation and interior photos shown are from the same model and are for illustration purposes only. Actual home style, interior colours, and finishes may vary. Call today to learn more about this opportunity in Waterford. Don't miss your chance to own a beautiful new home in one of Chestermere's fastest-growing communities—contact us today! Note: Interior photos are from a previous home with a similar layout. Colours, finishes, and features may vary.