

\$639,900 - 220 Waterford Heath, Chestermere

MLS® #A2269514

\$639,900

3 Bedroom, 3.00 Bathroom, 1,599 sqft
Residential on 0.10 Acres

Waterford, Chestermere, Alberta

Celebrate the Season in Waterford â€“ Limited \$15,000 Developer Savings Included. Welcome to **The Fernie 3 by Douglas Homes** â€“ 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 **9â€™ 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.***

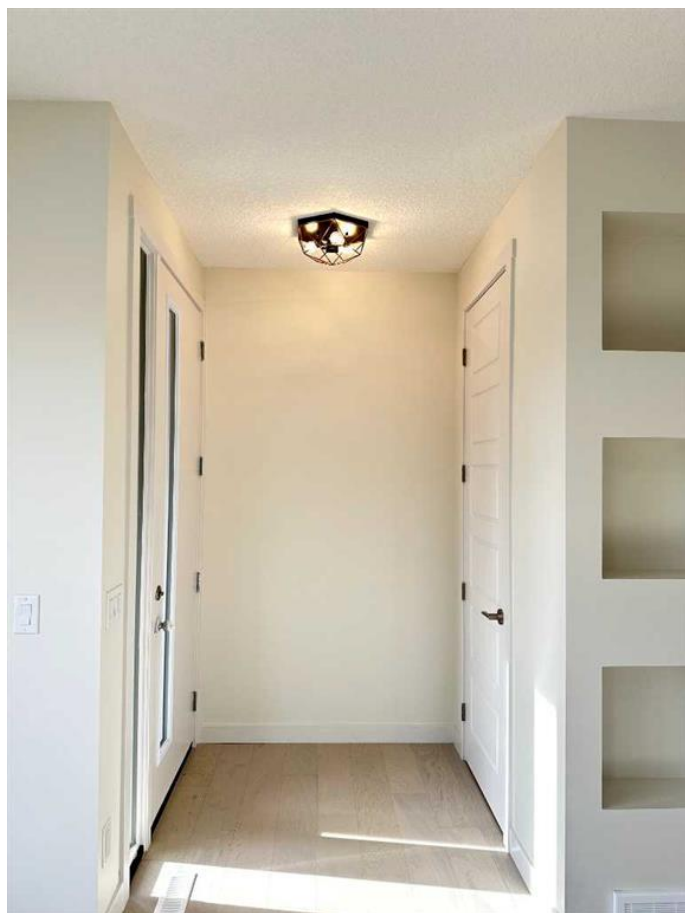
Don't miss this opportunity to own a ****brand-new, move-in-ready home**** built with ****exceptional quality and care****.

****Call today to book your private showing and make this stunning home yours!****

Built in 2025

Essential Information

MLS® #	A2269514
Price	\$639,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,599
Acres	0.10
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active



Community Information

Address	220 Waterford Heath
Subdivision	Waterford
City	Chestermere
County	Chestermere
Province	Alberta
Postal Code	T1X2Z7

Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	Double Vanity, French Door, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Separate Entrance
Appliances	Dishwasher, Electric Range, Microwave, Range Hood, Refrigerator, See Remarks
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	None
Lot Description	Back Lane, City Lot, Corner Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Mixed
Foundation	Poured Concrete

Additional Information

Date Listed	November 7th, 2025
Days on Market	12
Zoning	R-1P

Listing Details

Listing Office	eXp Realty
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