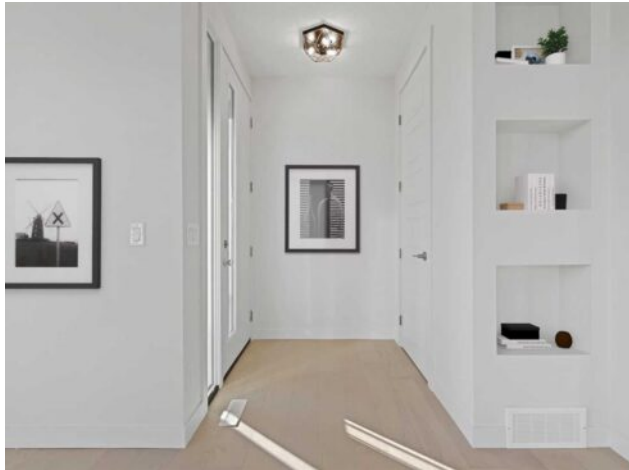


**275 Waterford Heights  
Chestermere, Alberta**

**MLS # A2294279**



**\$569,900**

<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, Vinyl Siding	<b>Zoning:</b>	R-1PRL
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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&mdash;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.