

**267 Waterford Heights  
Chestermere, Alberta**

**MLS # A2299076**



**\$559,900**

<b>Division:</b>	Waterford		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,543 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	4	<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, Interior Lot, Rectangular 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>	Double Vanity, Kitchen Island, Quartz Counters, Separate Entrance		

**Inclusions:** N/A

Welcome to this brand-new, never-lived-in home in the sought-after Waterford community of Chestermere—offering 4 bedrooms and 2.5 bathrooms, designed for modern living and long-term value. The main floor delivers immediate flexibility with a bedroom ideal for guests or a home office, complemented by 8 doors, upgraded railings, and a clean, open-concept layout. The contemporary kitchen features stainless steel appliances and connects seamlessly to the living and dining areas—built for both daily function and entertaining. Upstairs, you’ll find spacious bedrooms, including a primary suite with a private ensuite featuring a dual vanity, providing both comfort and functionality for growing families. A key value driver: the separate side entrance, creating strong potential for future basement development or a secondary suite (subject to city approval)—a strategic upside for investors or buyers thinking ahead. Located in a family-friendly community close to parks, schools, and everyday amenities, this home balances lifestyle and investment. Take advantage of the First-Time Home Buyers’ GST Rebate—potential savings up to \$50,000. Eligible buyers must be 18+, Canadian citizens or permanent residents, and not have owned or lived in a home they or their spouse owned in the past four years. Applies to qualifying contracts after May 27, 2025, subject to CRA guidelines. Note: Photos and renderings are of a similar model for illustration purposes. Actual finishes, colors, and elevation may vary. Call Today!