

**291 Waterford Heights
Chestermere, Alberta**

MLS # A2299086



\$519,900

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|------------------|---|---------------|------------------|
| Division: | Waterford | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,214 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, Interior Lot, Rectangular Lot, Street Lighting | | |

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|--------------------|---|-------------------|--------|
| 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: | Kitchen Island, Open Floorplan, Quartz Counters, Separate Entrance, Walk-In Closet(s) | | |

Inclusions: N/A

Welcome to this brand-new Glacier model in the sought-after Waterford community of Chestermere—where modern design meets everyday functionality. Step inside to a bright, open-concept layout enhanced by interior doors and engineered hardwood flooring on the main level, paired with plush carpet upstairs for added comfort. The heart of the home features a chef-inspired kitchen with quartz countertops throughout, offering durability, style, and plenty of workspace for daily living or entertaining. The inviting living area is anchored by a cozy electric fireplace, perfect for relaxing evenings or hosting guests, while the thoughtful layout ensures seamless flow throughout the main floor. Upstairs and beyond, the home continues to deliver on space and versatility, ideal for families, professionals, or investors looking for long-term value. A standout feature is the separate side entrance, providing excellent potential for future basement development (subject to city approval)—adding flexibility down the line. Set in a growing, family-friendly community close to parks, schools, and amenities, this home offers the perfect balance of lifestyle and opportunity. 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 are of a similar model for illustration purposes only. Actual finishes, colors, and elevation may vary. Call Today!