

**215 Waterford Heights  
Chestermere, Alberta**

**MLS # A2309893**



**\$534,900**

<b>Division:</b>	Waterford		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,572 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-3
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Walk-In Closet(s)		

**Inclusions:** N/A

Discover the perfect blend of style and functionality in this beautifully designed duplex located in the vibrant community of Waterford in Chestermere. This brand-new home offers modern finishes, thoughtful design, and exceptional value just minutes from Calgary—ideal for first-time buyers, growing families, or investors alike. Step inside to a bright and welcoming open-concept main floor featuring 9-foot ceilings, large windows that fill the space with natural light, and durable engineered hardwood flooring throughout the main living area. The thoughtfully designed layout also includes a convenient main-floor bedroom and a nearby 2-piece bathroom, offering added flexibility for guests, a home office, or multigenerational living. The contemporary kitchen is complete with quartz countertops, stylish finishes, and ample cabinetry, seamlessly connecting to the dining and living spaces where an electric fireplace adds warmth and charm. Upstairs, you’ll find three spacious bedrooms and two full bathrooms, including a comfortable primary retreat with a walk-in closet and private ensuite. Upper-level laundry adds extra convenience to everyday living. The separate side entrance offers excellent potential for future basement development (subject to municipal approval), creating additional flexibility and long-term value. Outside, the rear parking pad provides convenient off-street parking, with the option to build a future garage if desired (subject to municipal approval). Located in the fast-growing community of Waterford, residents can enjoy parks, pathways, playgrounds, and easy access to nearby amenities while benefiting from Chestermere property taxes. With quick access to Calgary, Chestermere Lake, schools, shopping at Chestermere Station, and major commuter routes, this is a location that truly offers the best of both convenience and lifestyle.

First-Time Buyer Opportunity &ndash; GST Rebate Eligible first-time home buyers may qualify for the First-Time Home Buyers's GST Rebate, with potential savings of up to \$50,000. To qualify, 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 themselves or their spouse/common-law partner within the past four years. Homes placed under contract after May 27, 2025 may qualify. Terms and conditions apply and are subject to Government of Canada and CRA guidelines. Don't miss this opportunity to own a brand-new home in one of Chestermere's most exciting new communities. Contact us today for more information or to book your private showing. Interior photos are from a previous home with a similar layout. Colours, finishes, and features may vary.