

# \$689,900 - 220 Waterford Heath, Chestermere

MLS® #A2244606

**\$689,900**

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

Waterford, Chestermere, Alberta

Welcome to the Fernie 3 by Douglas Homes, a stylish and thoughtfully designed home located at 220 Waterford Heath in Waterford, Chestermere. This 1,598 sq ft home offers 3 bedrooms, 2.5 bathrooms, and features a rear garage on a desirable corner lot. With an October 15 possession date, it's ready just in time for fall.

Inside, you'll find 8-foot doors throughout, engineered hardwood flooring on the main level, and an abundance of natural light thanks to the added side windows. The spacious main floor includes a flex room, a bright great room with an electric fireplace, and a modern kitchen complete with quartz countertops, a chimney hoodfan, built-in microwave, and stainless steel appliances.

Upstairs, the primary suite includes a large walk-in closet and a luxurious ensuite with double vanities. Laundry is conveniently located on the upper floor, along with two additional well-sized bedrooms and a full bathroom. The exterior includes a treated wood deck, perfect for outdoor entertaining. Additional features include 9' ceilings on the main floor, basement side entry for future development, and a fantastic location in a growing community close to parks, schools, and amenities.

\*\*\*Unlock Your First Home with the GST Rebate! The First-Time Home Buyers' GST Rebate could save you up to \$50,000 on a new home! You must be 18+, a Canadian citizen or permanent resident, and haven't



owned or lived in a home you or your spouse/common-law partner owned in the last four years. This is a LIMITED-TIME opportunityâ€™ Homes placed under contract after May 27, 2025 are eligible, Terms and conditions are subject to the Government of Canada/CRA rules and guidelines. \*\*\*

Don't miss your opportunity to own this beautiful, move-in-ready home built with quality and care.

Note: Front elevation and interior photos are of a model home and for illustrative purposes only. Actual style, interior colors, and finishes may vary. Don't miss this incredible opportunity to own a brand-new, move-in ready home with premium finishes! Call today!

Built in 2025

### **Essential Information**

MLS® #	A2244606
Price	\$689,900
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 T1X 2Z7

### Amenities

Parking Spaces 2  
Parking Double Garage Detached  
# of Garages 2

### Interior

Interior Features Double Vanity, French Door, Hardwood Floorplan, Quartz Counters, \$  
Appliances Dishwasher, Electric Range, \$  
Remarks  
Heating Forced Air  
Cooling None  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Electric  
Has Basement Yes  
Basement Full, Unfinished



### 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 July 29th, 2025  
Days on Market 3  
Zoning R-1P

### Listing Details

Listing Office First Place Realty

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