

# \$539,900 - 291 Waterford Heights, Chestermere

MLS® #A2256627

**\$539,900**

3 Bedroom, 3.00 Bathroom, 1,214 sqft  
Residential on 0.07 Acres

Waterford, Chestermere, Alberta

Welcome to 291 Waterford Heights â€” The Glacier Model by Douglas Homes!

Experience stylish, modern living in the sought-after community of Waterford, Chestermere. This beautifully designed Glacier model showcases thoughtful upgrades and a functional layout perfect for families, professionals, or investors alike.

Step into a bright and open-concept floorplan featuring elegant quartz countertops throughout, blending durability with timeless style. The house boasts a seamless combination of hardwood and carpet flooring, complemented by 8' interior doors that enhance the sense of space and sophistication.

Enjoy cozy evenings by the electric fireplace in the inviting living areaâ€”ideal for relaxing or entertaining. The chef-inspired kitchen offers ample workspace and modern finishes, while the side entrance adds flexibility for future basement development.

This is your opportunity to own a brand-new home built by Douglas Homes, known for quality and craftsmanship.

Key Features:

Quartz countertops throughout the home



- Open-concept layout
- 8' interior doors on main floor
- Electric fireplace in living area
- Stylish hardwood and plush carpet flooring
- Side entrance for potential separate access

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.

Note: Please be advised that the front elevation and interior photos shown are of the same model for illustration purposes only. The actual homeâ€™s style, interior colors, and finishes may vary. Call today!

Built in 2025

Essential Information

MLS® #	A2256627
Price	\$539,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,214

Acres	0.07
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	291 Waterford Heights
Subdivision	Waterford
City	Chestermere
County	Chestermere
Province	Alberta
Postal Code	T1X3B6

### Amenities

Parking Spaces	2
Parking	Parking Pad

### Interior

Interior Features	French Door, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Walk-In Closet(s)
Appliances	Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator
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, Front Yard, Rectangular Lot
Roof	Asphalt Shingle
Construction	Mixed, Vinyl Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	September 12th, 2025
Zoning	R-1PRL

## **Listing Details**

Listing Office	eXp Realty
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