

# \$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

\*\*\*Celebrate the Season in Waterford â€“  
\$15,000 Developer Savings for the First 15  
Homebuyers\*\*\*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                                                                                                                      |

### 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  
Days on Market        52  
Zoning                      R-1PRL

**Listing Details**

Listing Office            eXp Realty

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