

# \$594,900 - 283 Waterford Heights, Chestermere

MLS® #A2257170

**\$594,900**

4 Bedroom, 3.00 Bathroom, 1,578 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 283 Waterford  
Heights in the beautiful community of  
Chestermere! This brand new, never-lived-in  
Windermere model by Douglas Homes offers  
1,490 sq ft of thoughtfully designed living  
space with 4 bedrooms and 2.5  
bathroomsâ€”perfect for growing families or  
savvy investors.

Step inside to discover stylish 8-foot doors,  
elegant upgraded railings, and a main floor  
bedroom, ideal for guests or a home office.  
The modern kitchen boasts stainless steel  
appliances and a smart layout, seamlessly  
flowing into the open-concept living and dining  
areas. Upstairs, you'll find a luxurious dual  
vanity in the main bath and generous-sized  
bedrooms.

Additional highlights include a convenient side  
entrance, offering potential for future  
basement development or a secondary suite  
(subject to city approval). Located in a  
family-friendly neighborhood with parks,  
schools, and amenities nearby, this home  
combines comfort, functionality, and  
investment potential.

Donâ€™t miss your opportunity to own this  
stunning new build in Chestermereâ€”book  
your showing today!



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 opportunity! 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 home's style, interior colors, and finishes may vary. Call today!

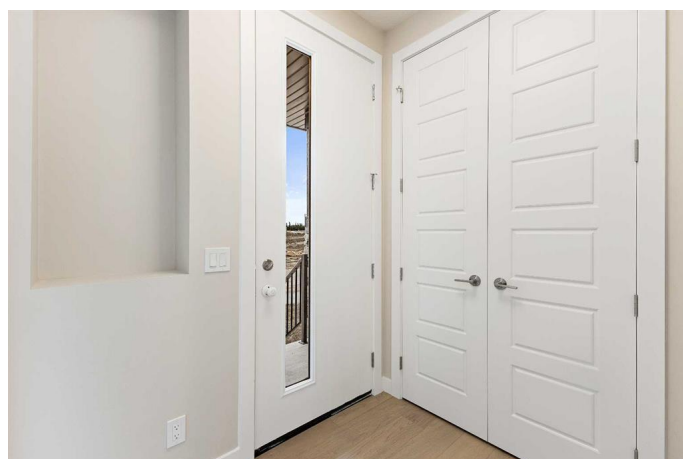
Built in 2025

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2257170    |
| Price          | \$594,900   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,578       |
| Acres          | 0.07        |
| Year Built     | 2025        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

## Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 283 Waterford Heights |
| Subdivision | Waterford             |
| City        | Chestermere           |



|             |             |
|-------------|-------------|
| County      | Chestermere |
| Province    | Alberta     |
| Postal Code | T1X3B6      |

### Amenities

|                |             |
|----------------|-------------|
| Parking Spaces | 2           |
| Parking        | Parking Pad |

### Interior

|                   |                                                                                                                       |
|-------------------|-----------------------------------------------------------------------------------------------------------------------|
| Interior Features | Double Vanity, French Door, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Separate Entrance |
| 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, Back Yard, City Lot, Rectangular Lot |
| Roof              | Asphalt Shingle                                 |
| Construction      | Mixed                                           |
| Foundation        | Poured Concrete                                 |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 15th, 2025 |
| Days on Market | 50                   |
| Zoning         | R-1PRL               |

### Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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