

# \$579,900 - 299 Waterford Heights, Chestermere

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MLS® #A2269551

**\$579,900**

3 Bedroom, 3.00 Bathroom, 1,418 sqft  
Residential on 0.07 Acres

Waterford, Chestermere, Alberta

Welcome to The Fernie 2 by Douglas Homes – a beautifully designed, move-in-ready two-storey home located at 299 Waterford Heights in the vibrant community of Waterford, Chestermere. This 1,418 sq. ft. home features 3 bedrooms, 2.5 bathrooms, and a rear concrete parking pad.

Enjoy the bright, open layout with 9'™ ceilings, engineered hardwood floors, and 8'™ doors on the main level. The spacious great room includes a sleek electric fireplace, while the modern kitchen is equipped with quartz countertops and stainless steel appliances. Extra side windows fill the home with natural light, creating a warm and inviting atmosphere.

Upstairs, the primary suite offers a large walk-in closet and a private ensuite. You'll also find a convenient upper-floor laundry, two additional bedrooms, and a full bath. This home also includes a separate side entry for future basement development and is ideally located close to parks, schools, and local amenities in a growing family community.

Ask about the First-Time Home Buyers'™ GST Rebate! Eligible buyers may qualify for up to \$50,000 in savings (conditions apply; see CRA eligibility rules).

Photos are of a show home for illustration purposes; actual finishes and colors may vary.



Built in 2025

Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2269551    |
| Price          | \$579,900   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,418       |
| Acres          | 0.07        |
| Year Built     | 2025        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 299 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<br>Separate Entrance |
| Appliances        | Dishwasher, Electric Range,                     |
| 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, Street Lighting  
Roof                      Asphalt Shingle  
Construction          Mixed  
Foundation            Poured Concrete

**Additional Information**

Date Listed              November 7th, 2025  
Days on Market        1  
Zoning                    R-1PRL

**Listing Details**

Listing Office            eXp Realty

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