

**288 Waterford Heath  
Chestermere, Alberta**

**MLS # A2207804**



**\$569,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,333 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, City Lot, Level, Rectangular Lot, Street Lighting		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Wood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed, Vinyl Siding	<b>Zoning:</b>	R-1P
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Separate Entrance		

**Inclusions:** N/A

Ready in 2-3 months! This stunning Fernie plan by Douglas Homes, a trusted Master Builder, is under construction and will be ready for you to move in soon! Designed with luxury in mind, this home features high-end finishes throughout, including engineered hardwood floors, 9-ft knockdown ceilings, and 8-ft doors on the main level. The chef-inspired kitchen boasts quartz countertops, undermount sinks, and a spacious pantry, while the great room offers a feature wall with an electric fireplace, creating a perfect blend of style and warmth. The open-concept layout floods the main floor with natural light thanks to large windows. The kitchen is equipped with a huge island, soft-close cabinets, and an upgraded appliance package, including a microwave/hood fan combo, smooth-top electric range, refrigerator, and dishwasher. Upstairs, the generous Primary Bedroom features a 3-piece ensuite and a walk-in closet, while two additional good-sized rooms share a full bathroom and a convenient linen closet. Enjoy the convenience of an upstairs laundry area, and envision the potential in the unfinished basement, complete with rough-in plumbing for your future plans. The home also includes front landscaping, a rear parking pad, and basement side entry. Note: Front elevation and interior photos are of a model home and for illustrative purposes only. Actual style, interior colors, and finishes may vary. Call today!