

# \$659,900 - 1189 Waterford Drive, Chestermere

MLS® #A2255560

**\$659,900**

3 Bedroom, 3.00 Bathroom, 1,599 sqft  
Single Family on 0.10 Acres

Waterford, Chestermere, Alberta

Welcome to the Fernie 3 by Douglas Homes – a beautifully designed and thoughtfully crafted home located at 1189 Waterford Drive in the vibrant community of Waterford, Chestermere. This 1,598 sq ft two-storey home offers 3 bedrooms, 2.5 bathrooms, and a rear detached garage, all situated on a sought-after corner lot. With a fall possession date, it's move-in ready when you are! Step inside to discover 8-foot doors throughout and engineered hardwood flooring on the main level. Thanks to the additional side windows, the home is filled with natural light, creating a bright and inviting atmosphere. The main floor features a flex room, an open and airy great room with an electric fireplace, and a modern kitchen complete with quartz countertops, a chimney-style hood fan, built-in microwave, and stainless steel appliances. Upstairs, the spacious primary suite offers a large walk-in closet and a spa-inspired ensuite with dual vanities. You'll also find a convenient upper-floor laundry room, two additional well-sized bedrooms, and a full bathroom. Outside, enjoy the treated wood deck – perfect for relaxing or entertaining. Additional highlights include 9' ceilings on the main level, side entry to the basement for future development, and a prime location close to parks, schools, and local amenities in a rapidly growing community. Unlock Savings with the First-Time Home Buyers' GST Rebate! You may qualify for up to \$50,000 in savings on a



brand-new home through the First-Time Home Buyersâ€™™ GST Rebate. To be eligible, you must be 18 or older, a Canadian citizen or permanent resident, and not have owned or lived in a home owned by you or your spouse/common-law partner in the last four years. Note: This offer applies only to homes placed under contract after May 27, 2025, and is subject to Government of Canada and CRA rules. Donâ€™™t miss your chance to own this stunning, move-in-ready home built with quality craftsmanship and attention to detail. Please note: Photos shown are of a model home for illustration purposes. Actual finishes, colors, and style may vary. Call today to book your private showing or to learn more about this limited-time opportunity! (id:6289)



Built in 2025

### Essential Information

Listing #	A2255560
Price	\$659,900
Bedrooms	3
Bathrooms	3.00
Half Baths	1
Square Footage	1,599
Acres	0.10
Year Built	2025
Type	Single Family
Sub-Type	Freehold

### Community Information

Address	1189 Waterford Drive
Subdivision	Waterford
City	Chestermere
Province	Alberta
Postal Code	T1X2Z8

### Amenities



Amenities	Playground, Schools, Shopping
Features	Back lane, French door
Parking Spaces	2
Parking	Detached Garage
# of Garages	2

### Interior

Appliances	Refrigerator, Range - Electric, Dishwasher, Microwave, Hood Fan, See remarks
Heating	Forced air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
# of Stories	2

### Exterior

Foundation	Poured Concrete
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### Listing Details

Listing Office	eXp Realty
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