

# \$584,900 - 249 Waterford Way, Chestermere

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MLS® #A2267548

**\$584,900**

3 Bedroom, 3.00 Bathroom, 1,779 sqft

Residential on 0.07 Acres

Waterford, Chestermere, Alberta

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

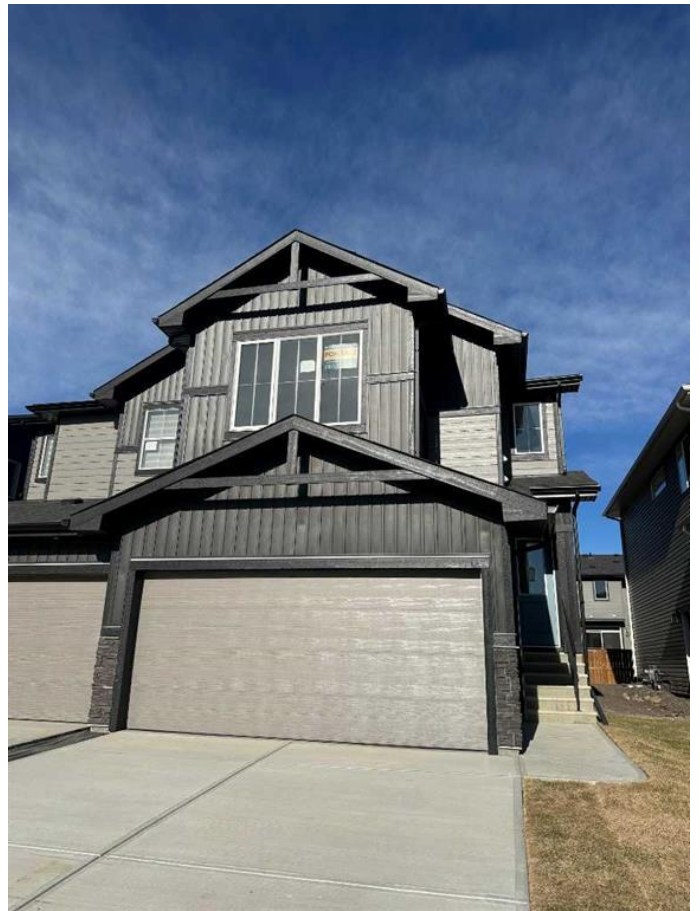
Welcome to the beautiful Waterton by Douglas Homes, located in the sought-after community of Waterford, Chestermere. This stunning duplex offers modern elegance and exceptional craftsmanship throughout.

Step inside to soaring 9â€™ main floor ceilings and a bright open-concept layout featuring engineered hardwood floors, a cozy electric fireplace, and a designer kitchen with quartz countertops and premium finishes.

Upstairs, youâ€™ll find a spacious bonus room, convenient upper-floor laundry, and three comfortable bedrooms. The luxurious primary suite includes a double vanity ensuite and a walk-in closet â€” designed for everyday comfort and style.

With quick possession available, this home is move-in ready and waiting for you to experience the best of Waterford living.

\*\*\*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. \*\*\*

Call today!

Built in 2025

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2267548               |
| Price          | \$584,900              |
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,779                  |
| Acres          | 0.07                   |
| Year Built     | 2025                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 249 Waterford Way |
| Subdivision | Waterford         |
| City        | Chestermere       |
| County      | Chestermere       |
| Province    | Alberta           |
| Postal Code | T1X 2Z9           |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior



|                   |                                                                                                          |
|-------------------|----------------------------------------------------------------------------------------------------------|
| Interior Features | Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s) |
| Appliances        | Dishwasher, Electric Stove, 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   | City Lot, Rectangular Lot, Street Lighting |
| Roof              | Asphalt Shingle                            |
| Construction      | Mixed, Vinyl Siding                        |
| Foundation        | Poured Concrete                            |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 29th, 2025 |
| Days on Market | 1                  |
| Zoning         | R-3                |

## Listing Details

|                |                    |
|----------------|--------------------|
| Listing Office | First Place Realty |
|----------------|--------------------|

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