

\$584,900 - 249 Waterford Way, Chestermere

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***

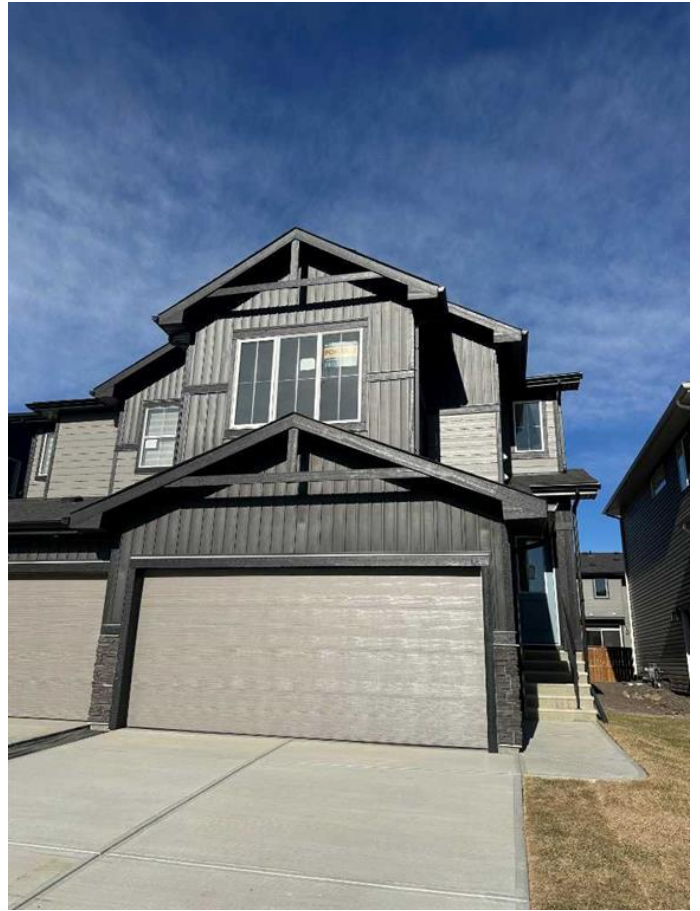
Welcome to the beautiful Waterton by Douglas Homes, located in the sought-after community of Waterford, Chestermere. This stunning duplex offers modern elegance and exceptional craftsmanship throughout.

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	3
Zoning	R-3

Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.