

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

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MLS® #A2255560

**\$659,900**

3 Bedroom, 3.00 Bathroom, 1,599 sqft  
Residential on 0.10 Acres

Waterford, Chestermere, Alberta

Welcome to the Fernie 3 by Douglas Homes â€” 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, itâ€™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. Youâ€™ll also find a convenient upper-floor laundry room, two additional well-sized bedrooms, and a full bathroom.

Outside, enjoy the treated wood deck â€” perfect for relaxing or entertaining. Additional highlights include 9â€™ 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 Buyersâ€™™ 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!

Built in 2025

Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2255560  |
| Price          | \$659,900 |
| Bedrooms       | 3         |
| Bathrooms      | 3.00      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,599     |
| Acres          | 0.10      |
| Year Built     | 2025      |



|          |             |
|----------|-------------|
| Type     | Residential |
| Sub-Type | Detached    |
| Style    | 2 Storey    |
| Status   | Active      |

### Community Information

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

### Amenities

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

### Interior

|                   |                                                                                                               |
|-------------------|---------------------------------------------------------------------------------------------------------------|
| Interior Features | Double Vanity, French Door, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Separate Entrance |
| Appliances        | Dishwasher, Electric Range, Microwave, Range Hood, Refrigerator, See Remarks                                  |
| Heating           | Forced Air                                                                                                    |
| Cooling           | None                                                                                                          |
| Fireplace         | Yes                                                                                                           |
| # of Fireplaces   | 1                                                                                                             |
| Fireplaces        | Electric                                                                                                      |
| Has Basement      | Yes                                                                                                           |
| Basement          | Full, Unfinished                                                                                              |

### Exterior

|                   |                                                  |
|-------------------|--------------------------------------------------|
| Exterior Features | None                                             |
| Lot Description   | Back Lane, City Lot, Corner Lot, Street Lighting |
| Roof              | Asphalt Shingle                                  |
| Construction      | Mixed                                            |
| Foundation        | Poured Concrete                                  |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 10th, 2025 |
| Days on Market | 45                   |
| Zoning         | R-1P                 |

### **Listing Details**

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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