

\$674,900 - 1189 Waterford Drive, Chestermere

MLS® #A2255560

\$674,900

3 Bedroom, 3.00 Bathroom, 1,599 sqft

Residential on 0.10 Acres

Waterford, Chestermere, Alberta

Welcome to the Fernie 3 by Douglas Homes – 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 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	\$674,900
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	7
Zoning	R-1P

Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.