

\$644,900 - 1189 Waterford Drive, Chestermere

MLS® #A2255560

\$644,900

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

Waterford, Chestermere, Alberta

***Celebrate the Season in Waterford â€“
\$15,000 Developer Savings for the First 15
Homebuyers***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	\$644,900
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, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Separate Entrance, French Door
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

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 61
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.