



**GRASSROOTS**  
REALTY GROUP

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**340 Waterford Boulevard  
Chestermere, Alberta**

**MLS # A2238911**



**\$529,900**

<b>Division:</b>	Waterford		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,421 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Landscaped, Rectangular Lot, Street Lighting		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Wood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed, Vinyl Siding	<b>Zoning:</b>	R-3
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, Kitchen Island, Open Floorplan, Quartz Counters		

**Inclusions:** N/A

**\*\*IMMEDIATE POSSESSION \*\*** Welcome to The Glasgow by Douglas Homes &ndash; a beautifully finished end-unit townhouse offering over 1400 sq ft of modern living space with no condo fees! Located in the vibrant community of Waterford, Chestermere, this home is just a 7&ndash;10 minute drive to Calgary, making it perfect for commuters seeking comfort and convenience. This move-in ready home features: 3 bedrooms and 2.5 bathrooms Detached double garage &rsquo; ceilings on the main floor Engineered hardwood flooring Quartz countertops throughout Upper floor laundry Treated wood deck and full front/back landscaping Enjoy a functional open-concept layout with a bright great room, spacious nook, and a well-appointed kitchen designed for everyday living and entertaining. Upstairs, the primary bedroom includes a walk-in closet and ensuite, with two additional bedrooms and a full bathroom completing the upper level. Don't miss this opportunity to own a stylish new home in one of Chestermere&rsquo;s fastest-growing communities. Call today! \*\*\*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 opportunity&mdash; Homes placed under contract after May 27, 2025 are eligible, Terms and conditions are subject to the Government of Canada/CRA rules and guidelines. \*\*\*