

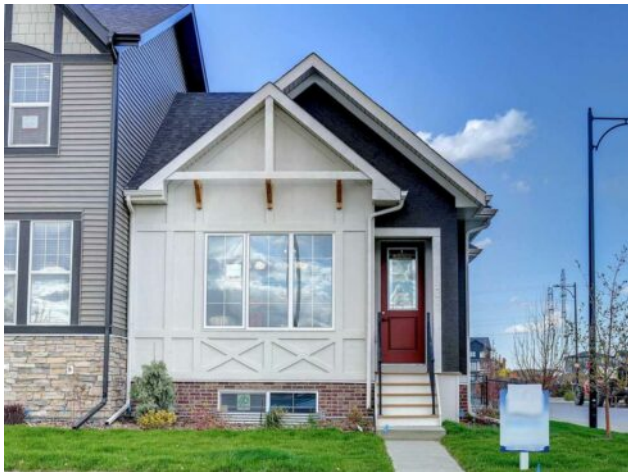


GRASSROOTS
REALTY GROUP

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**200 Waterford Boulevard
Chestermere, Alberta**

MLS # A2239357



\$549,900

Division:	Waterford		
Type:	Residential/Four Plex		
Style:	Bungalow		
Size:	1,067 sq.ft.	Age:	2021 (4 yrs old)
Beds:	1	Baths:	1 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Corner Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Wood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Mixed, Stucco	Zoning:	R-3
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, High Ceilings, Kitchen Island, Pantry, Quartz Counters, Sump Pump(s)		

Inclusions:	N/A
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Welcome to the Emerald at 201 Waterford Blvd in the heart of Waterford, Chestermere. This stunning 1,071 sq ft bungalow end-unit townhouse (no condo fees!) was previously used as the sales centre and is now being newly constructed inside – everything will be brand new! Key Features: 1 spacious bedroom + 1.5 bathrooms Soaring 10' main floor ceilings New interior construction with air conditioning Elegant quartz countertops, hardwood floors, and electric fireplace Detached double car garage Professionally landscaped and fenced yard Rear treated wood deck – perfect for summer evenings Stylish wrought iron railings and modern finishings Move-in ready for August Don't miss your chance to own this beautifully designed bungalow in a growing, family-friendly community with all the comfort and convenience you need. Perfect for downsizers, first-time buyers, or investors. NOTE: Please be advised that the and interior photos shown are of the same model for illustration purposes only. The actual home's style, interior colors, and finishes may vary. Call today!