



GRASSROOTS
REALTY GROUP

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**356 Waterford Boulevard
Chestermere, Alberta**

MLS # A2255575



\$489,900

Division:	Waterford		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,214 sq.ft.	Age:	2025 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.05 Acre		
Lot Feat:	Back Lane, City Lot, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Wood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Mixed	Zoning:	R-3
Foundation:	Poured Concrete	Utilities:	-
Features:	French Door, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters		

Inclusions: N/A

Welcome to the Troon Model by Douglas Homes, located in the desirable community of Waterford, Chestermere. This stylish home offers a modern open-concept main floor with 8 doors, creating a bright and spacious feel throughout. The upgraded kitchen is the heart of the home, designed for both function and entertaining, and is complemented by a convenient half bath on the main level. Upstairs, you'll find 3 generous bedrooms and 2 full bathrooms, including a private primary suite with walk-in closet and ensuite, plus a thoughtfully placed laundry area. The unfinished basement offers endless potential to design the space to your needs. Outside, enjoy the convenience of a detached double car garage and treated wood deck, with the home set in a growing community close to parks, schools, pathways, and just minutes to Chestermere Lake. This is the perfect opportunity to own a modern, move-in-ready home with all the features today's buyers are looking for! ***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—Homes placed under contract after May 27, 2025 are eligible, Terms and conditions are subject to the Government of Canada/CRA rules and guidelines. *** Don't miss your opportunity to own this beautiful, move-in-ready home built with quality and care.