



GRASSROOTS
REALTY GROUP

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**325 Waterford Boulevard
Chestermere, Alberta**

MLS # A2258144



\$525,000

Division:	Waterford		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,256 sq.ft.	Age:	2025 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters		

Inclusions: N/A

This beautiful move-in ready home offers 3 spacious bedrooms, 2.5 bathrooms, and a double car garage, perfectly designed for comfort and convenience. The property features a landscaped and fully fenced backyard, ideal for kids, pets, or outdoor entertaining. Inside, you'll find an upgraded appliance package including a refrigerator, range cooktop, and chimney hood fan, as well as upgraded lighting and stylish kitchen counters. Located in a prime area near grocery stores, schools, and multiple playgrounds, this home is ideal for families looking for both lifestyle and location. Please note that the laundry and water softener are not included in the sale but can be negotiated separately. Call your favourite Realtor and make this show home lookalike be yours!