



**277 Waterford Boulevard  
Chestermere, Alberta**

**MLS # A2266753**

**\$539,900**



|                  |   |               |                  |
|------------------|---|---------------|------------------|
| <b>Division:</b> | Waterford   |               |                  |
| <b>Type:</b>     | Residential/Five Plus                                   |               |                  |
| <b>Style:</b>    | 2 Storey  |               |                  |
| <b>Size:</b>     | 1,542 sq.ft.  | <b>Age:</b>   | 2024 (2 yrs old) |
| <b>Beds:</b>     | 3   | <b>Baths:</b> | 2 full / 1 half  |
| <b>Garage:</b>   | Double Garage Detached, Garage Faces Rear, Side By Side |               |                  |
| <b>Lot Size:</b> | 0.07 Acre   |               |                  |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Front Yard, Rectangular Lot       |               |                  |

|                    |  |                   |     |
|--------------------|--|-------------------|-----|
| <b>Heating:</b>    | Central, Forced Air, Natural Gas   | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Hardwood   | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle  | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Full   | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Stone, Stucco, Wood Frame  | <b>Zoning:</b>    | R-3 |
| <b>Foundation:</b> | Poured Concrete  | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Breakfast Bar, Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Tray Ceiling(s), Vinyl Windows, Walk-In Closet(s) |                   |     |
| <b>Inclusions:</b> | N/A  |                   |     |

**LIVE IN A LAKE COMMUNITY | NO CONDO FEES | DOUBLE DETACHED GARAGE | SOUTH-FACING BACKYARD** Looking to live in a lake community? This is your opportunity to enjoy everything Chestermere has to offer! Ideally located just minutes from schools, the lake, shopping, ponds, dog park, transit, pathways, and quick access to Stoney Trail, this modern 1542 sq ft home is move-in ready. Step inside and be impressed by the chef's kitchen, featuring upgraded stainless-steel appliances, white shaker-style cabinet doors, quartz countertops, a custom full-height tile backsplash, and a sleek undermount black granite sink. The open-concept main floor features 9' ceilings, upgraded wide-plank hardwood flooring, a spacious living room, a dining area, and a convenient 2-piece bath. Upstairs, you'll find a convenient laundry room, three bright bedrooms, each with a generous closet. The primary retreat offers a walk-in closet and a private 4-piece ensuite for your comfort. Your private south-facing backyard is designed for year-round enjoyment, featuring a 10' x 8' wood deck, a chain-link-fenced yard, and a newer double-detached garage. The charming front covered entry welcomes guests, and the stucco exterior adds curb appeal. Additional features include: a high-efficiency furnace, modern neutral decor, and stylish finishes throughout. This is the perfect opportunity to own in Chestermere with no condo fees and all the lifestyle benefits of a lake community. Don't wait; call your friendly REALTOR® today to book your private showing!