



**GRASSROOTS**  
REALTY GROUP

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**344 Waterford Boulevard  
Chestermere, Alberta**

**MLS # A2276242**



**\$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 (1 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, City Lot, Landscaped, Rectangular Lot		

<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	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	R-3
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters		

<b>Inclusions:</b>	N/A
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Welcome to this beautifully designed end-unit townhouse in the heart of Waterford, Chestermere. Offering 1,420.8 sq ft of thoughtfully planned living space, this home combines comfort, style, and functionality. Step inside to discover a bright and open layout featuring 3 spacious bedrooms and 2.5 bathrooms, perfect for growing families or first-time buyers. The main floor showcases a modern kitchen with a seamless flow into the dining and living areas, making it ideal for both everyday living and entertaining. The upper level hosts a large primary bedroom with a private ensuite and walk-in closet, along with two additional bedrooms and a full bath. An unfinished basement provides endless possibilities for customization—whether you envision a home gym, office, or extra living space. Outside, you’ll love the convenience of a detached double car garage, treated wood deck, along with a fully landscaped and fenced yard ready for family gatherings or summer BBQs. As an end unit, this home offers extra windows, added privacy, and plenty of natural light. Located in the vibrant community of Waterford, you’ll enjoy nearby parks, pathways, schools, and easy access to Chestermere Lake and Calgary. Don’t miss the opportunity to own this stylish and functional home in one of Chestermere’s most sought-after neighborhoods! 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. Note:

Please be advised that some photos shown are of the same model for illustration purposes only. The actual home's style, interior colors, and finishes may vary. Call today!