



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**373 Waterford Boulevard
Chestermere, Alberta**

MLS # A2276688



\$479,900

Division:	Waterford		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,333 sq.ft.	Age:	2026 (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, Street Lighting		

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

Inclusions: N/A

Welcome to this beautiful home, located in the vibrant and growing community of Waterford in Chestermere. This brand-new, never-occupied end-unit townhouse offers outstanding value with no condo fees and thoughtful design throughout. The open-concept main floor is ideal for modern living, featuring 3 generous bedrooms and 2.5 bathrooms designed for comfort and functionality. While the unfinished basement is ready for your personal vision. Complete with a detached double car garage, this home checks all the boxes. Built by the trusted Douglas Homes, this property showcases contemporary finishes and quality craftsmanship. Perfect for families, first-time buyers, or investors, this is a true turnkey opportunity in a desirable location. Ideally situated close to schools, parks, shopping, and Chestermere Lake, Waterford offers the perfect blend of convenience and community living. Bonus: First-Time Buyers may be eligible for the GST Rebate—potentially saving up to \$50,000 on a new home. Buyer must be 18+, a Canadian citizen or permanent resident, and not have owned or lived in a qualifying home within the past four years. Homes under contract after May 27, 2025 may qualify. Terms and conditions apply and are subject to Government of Canada / CRA rules. Please note: Photos and front elevation are for illustration purposes only and represent the same model. Actual finishes, colors, and elevations may vary. Call today to book your private showing!