



**253 Waterford Boulevard  
Chestermere, Alberta**

**MLS # A2291987**



**\$499,900**

<b>Division:</b>	Waterford		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,459 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		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-3
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, Kitchen Island, Open Floorplan, See Remarks, Walk-In Closet(s)		

**Inclusions:** NA

Welcome to this beautifully maintained 2 year old END UNIT townhome in the vibrant community of Chestermere, offering over 1,400 sq ft of developed living space above grade and exceptional value for buyers seeking modern comfort and functionality. The open concept main floor features engineered hardwood flooring and a bright, inviting living room complete with a cozy fireplace perfect for relaxing or entertaining. The modern kitchen showcases upgraded appliances above builder grade finishes, along with a convenient eat-up bar and a dedicated coffee area, creating the ideal space for casual dining and morning routines. A half bath completes the main level. Upstairs, you'll find three spacious bedrooms, including a primary retreat with a private 4 piece ensuite. The second bedroom also features its own 4 piece ensuite, making it perfect for guests, family members, or roommates. The upper-floor laundry with full size washer and dryer adds everyday convenience right where you need it. The undeveloped basement offers a blank canvas for future development to suit your lifestyle. Outside, enjoy a fully landscaped and fenced yard, along with a detached double car garage providing both privacy and practicality. As an end unit, this home offers additional natural light, extra privacy, and enhanced curb appeal. Located just minutes from Chestermere Lake, parks, schools, and local amenities, this nearly new townhome delivers an outstanding combination of style, space, and value. An exceptional opportunity to own a modern home in one of Chestermere's most desirable and growing communities.