



**344 Waterford Boulevard  
Chestermere, Alberta**

**MLS # A2295324**



**\$509,900**

<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, Back Yard, City Lot, Landscaped, Rectangular Lot, Street Lighting		

<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, Vinyl Siding	<b>Zoning:</b>	R-3
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, Kitchen Island, Open Floorplan, Quartz Counters		

**Inclusions:** N/A

Welcome to this beautifully designed end-unit townhouse in the sought-after community of Waterford in Chestermere. DH \$20K Limited Savings already included, offering exceptional value on this thoughtfully planned home. With 1,420.8 sq ft of well-designed living space, it delivers the perfect balance of comfort, style, and everyday functionality. Step inside to a bright and open main floor, where the modern kitchen flows effortlessly into the dining and living areas—ideal for both daily living and entertaining. Large windows throughout, enhanced by the desirable end-unit location, allow natural light to pour in, creating a warm and inviting atmosphere. Upstairs, you’ll find 3 spacious bedrooms and 2.5 bathrooms, including a generous primary bedroom complete with a walk-in closet and private ensuite. The additional bedrooms offer flexibility for family, guests, or a home office. The unfinished basement provides a blank canvas for future development—whether you envision a home gym, media room, office, or extra living space tailored to your needs. Outside, enjoy the convenience of a double detached garage, a treated wood deck, and a fully landscaped and fenced yard, ready for summer BBQs, relaxing evenings, or family gatherings. Located in the vibrant and growing community of Waterford, you’ll appreciate nearby parks, pathways, schools, and convenient access to Chestermere Lake and Calgary. First-Time Buyer Opportunity: The First-Time Home Buyers’ GST Rebate may allow eligible buyers to save up to \$50,000 on a new home. Buyers must be 18+, a Canadian citizen or permanent resident, and must not have owned or lived in a home owned by them or their spouse/common-law partner within the last four years. This is a limited-time opportunity for homes placed under contract after May 27,

2025. Terms and conditions are subject to Government of Canada / CRA rules and guidelines. Note: Some photos shown are of the same model for illustration purposes only. Actual home finishes, colors, and features may vary. Don't miss your opportunity to own a stylish, functional home in one of Chestermere's most desirable new communities—book your showing today!