



**361 Waterford
Chestermere, Alberta**

MLS # A2295419



\$519,900

Division:	Waterford		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,333 sq.ft.	Age:	2025 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, City Lot, Landscaped, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Wood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed, Vinyl Siding	Zoning:	R-3
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Quartz Counters, Separate Entrance, Walk-In Closet(s)		

Inclusions: N/A

Welcome to the St. Andrews model by Douglas Homes in the desirable community of Waterford, Chestermere. This brand-new, never-lived-in end-unit townhouse offers exceptional value with NO CONDO FEES, making it an excellent opportunity for first-time buyers, families, or investors. Designed with both comfort and functionality in mind, this home features an open-concept layout, 3 spacious bedrooms, and 2.5 bathrooms. The main floor provides a bright and welcoming living space ideal for everyday living and entertaining. A side entrance offers additional flexibility and potential for future development (subject to approvals). Additional highlights include a detached double car garage and an unfinished basement, ready for your personal touch. Built by Douglas Homes, this property showcases quality craftsmanship and modern finishes throughout. Conveniently located close to parks, pathways, future schools, shopping, and just a short drive to Chestermere Lake, this growing community offers both lifestyle and long-term value. First-time home buyers may be eligible for the Government of Canada GST Rebate, offering potential savings of up to \$50,000 (eligibility requirements apply for homes under contract after May 27, 2025, subject to CRA guidelines). Photos shown are from the same model for illustration purposes only. Actual elevation, colours, finishes, and features may vary. Don't miss your opportunity to own a brand-new home in Waterford — call today!