



**369 Waterford Boulevard
Chestermere, Alberta**

MLS # A2295496



\$469,900

Division:	Waterford		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,214 sq.ft.	Age:	2025 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.05 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Interior Lot, Landscaped, Rectangular Lot, St		

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, Pantry, Quartz Counters, Walk-In Closet(s)		

Inclusions: N/A

Welcome to this beautiful home in the desirable community of Waterford, Chestermere. Designed with both comfort and style in mind, this home features a modern open-concept main floor with 8 doors, creating a bright and spacious atmosphere throughout. The upgraded kitchen serves as the heart of the home, perfect for everyday living and entertaining, and is complemented by a convenient half bath on the main level. Upstairs, you'll find three generously sized bedrooms and two full bathrooms, including a private primary suite complete with a walk-in closet and ensuite. A thoughtfully located upper-floor laundry area adds everyday convenience. The unfinished basement provides excellent potential to customize the space to suit your lifestyle. Outside, enjoy the added value of a detached double car garage and treated wood deck. Located in a growing community, this home is close to parks, schools, pathways, and just minutes from Chestermere Lake. 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. Eligible buyers must be 18 years or older, a Canadian citizen or permanent resident, and must not have owned or lived in a home owned by themselves or their spouse/common-law partner within the last four years. This is a limited-time opportunity — homes placed under contract after May 27, 2025 may qualify. Terms and conditions are subject to Government of Canada and CRA guidelines. Don't miss your opportunity to own this beautiful, move-in-ready home built with quality and care. Please Note: Some photos shown are from a similar show home for illustration purposes only. Actual finishes, colors, and features may vary. Call today!