

# \$499,900 - 349 Waterford Boulevard, Chestermere

MLS® #A2207815

**\$499,900**

3 Bedroom, 3.00 Bathroom, 1,214 sqft  
Residential on 0.05 Acres

NONE, Chestermere, Alberta

This stunning, no-condo-fee townhouse by Master Builder Douglas Homes is located in the sought-after lake community of Chestermere, just minutes from Calgary. Offering a perfect blend of modern luxury and convenience, this pre-construction home is expected to be completed in just 4 - 6 months.

Step inside to discover soaring 9-foot ceilings on the main floor, creating an expansive and airy atmosphere throughout. The chef-inspired kitchen boasts pristine quartz countertops, while elegant engineered hardwood flooring flows seamlessly across the main level. Designed with both style and practicality in mind, the home features a built-in hook and shelf at the rear entry, perfect for keeping your space organized and clutter-free.

The double rear garage provides ample parking and additional storage space, while the fully landscaped front and back yards enhance the home's curb appeal and offer a tranquil outdoor setting. A treated wood deck invites you to relax or entertain guests in your private backyard retreat.

The spacious master suite is a true sanctuary, complete with a large walk-in closet to accommodate all your storage needs. Enjoy the best of both worlds—living in the peaceful charm of Chestermere while being just a stone's throw from Calgary.



This exceptional townhouse is a must-see for those looking for a contemporary lifestyle in a welcoming community. Please note: Front elevation and interior photos are of the same model for illustration purposes only and may differ from the subject home. Actual finishes, colours, and options (such as the electric fireplace and secondary paint colours) may vary.

Call today!

Built in 2025

### Essential Information

MLS® #	A2207815
Price	\$499,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,214
Acres	0.05
Year Built	2025
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	349 Waterford Boulevard
Subdivision	NONE
City	Chestermere
County	Chestermere
Province	Alberta
Postal Code	T1X 2Z7

### Amenities

Parking Spaces	2
Parking	Double Garage Detached

# of Garages 2

### **Interior**

Interior Features High Ceilings, Kitchen Island, Pantry, Quartz Counters  
Appliances Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator  
Heating Forced Air  
Cooling None  
Has Basement Yes  
Basement Full, Unfinished

### **Exterior**

Exterior Features Other  
Lot Description Back Lane, Back Yard, City Lot, Landscaped, Street Lighting, Interior Lot  
Roof Asphalt Shingle  
Construction Vinyl Siding, Mixed  
Foundation Poured Concrete

### **Additional Information**

Date Listed April 1st, 2025  
Days on Market 6  
Zoning R-3

### **Listing Details**

Listing Office First Place Realty

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