

\$489,900 - 356 Waterford Boulevard, Chestermere

MLS® #A2255575

\$489,900

3 Bedroom, 3.00 Bathroom, 1,214 sqft

Residential on 0.05 Acres

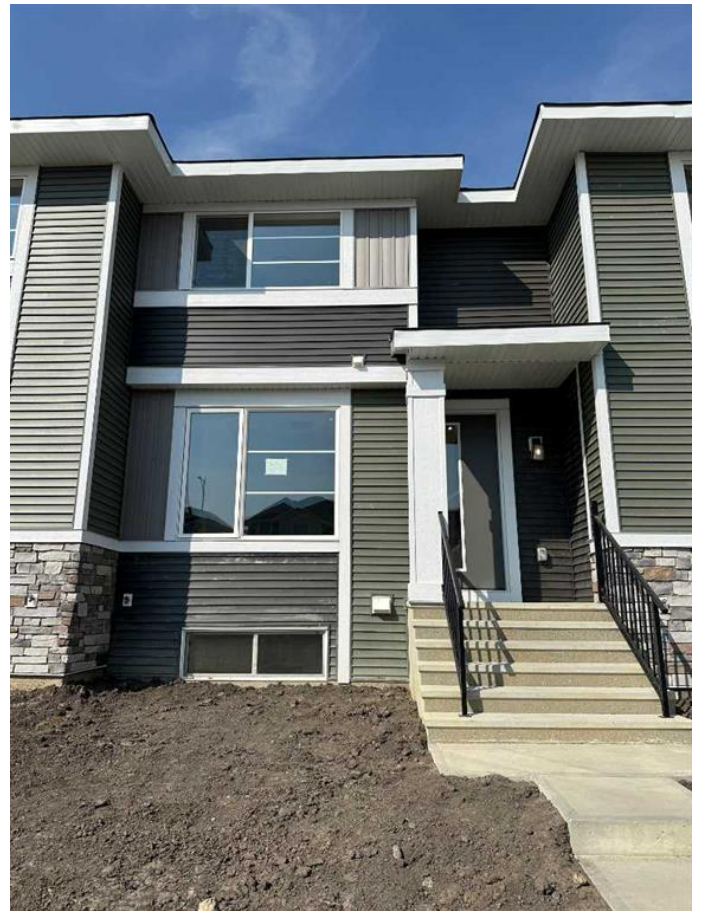
Waterford, Chestermere, Alberta

Welcome to the Troon Model by Douglas Homes, located in the desirable community of Waterford, Chestermere. This stylish home offers a modern open-concept main floor with 8"™ doors, creating a bright and spacious feel throughout. The upgraded kitchen is the heart of the home, designed for both function and entertaining, and is complemented by a convenient half bath on the main level.

Upstairs, you"™ll find 3 generous bedrooms and 2 full bathrooms, including a private primary suite with walk-in closet and ensuite, plus a thoughtfully placed laundry area. The unfinished basement offers endless potential to design the space to your needs.

Outside, enjoy the convenience of a detached double car garage and treated wood deck, with the home set in a growing community close to parks, schools, pathways, and just minutes to Chestermere Lake.

This is the perfect opportunity to own a modern, move-in-ready home with all the features today"™s buyers are looking for! ***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! You must be 18+, a Canadian citizen or permanent resident, and haven't owned or lived in a home you or your spouse/common-law partner owned in the last four years. This is a LIMITED-TIME



opportunity” Homes placed under contract after May 27, 2025 are eligible, Terms and conditions are subject to the Government of Canada/CRA rules and guidelines. *** Don't miss your opportunity to own this beautiful, move-in-ready home built with quality and care.

Built in 2025

Essential Information

MLS® #	A2255575
Price	\$489,900
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

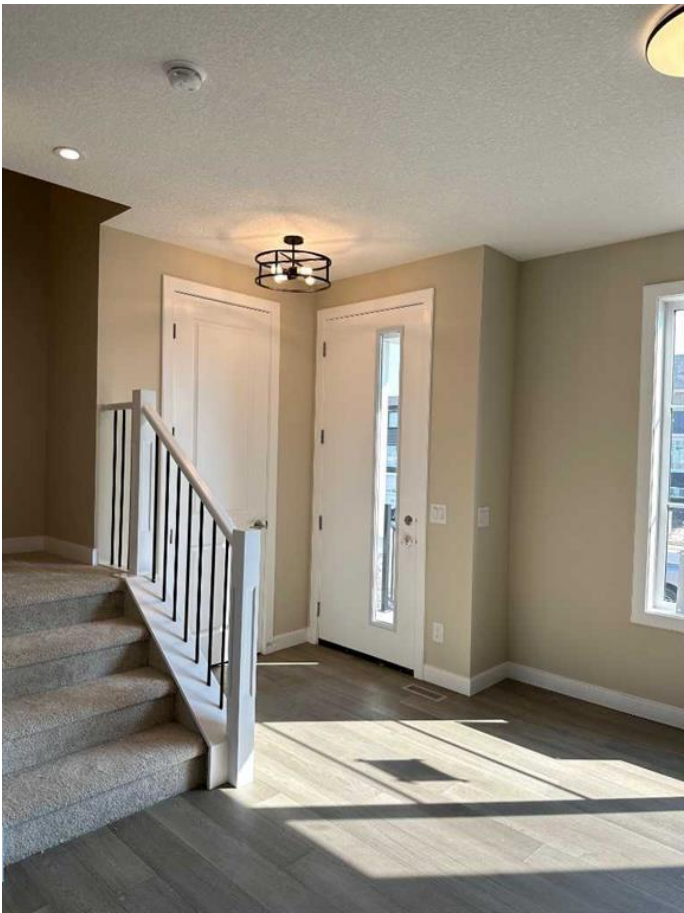
Community Information

Address	356 Waterford Boulevard
Subdivision	Waterford
City	Chestermere
County	Chestermere
Province	Alberta
Postal Code	T1X2Z7

Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

Interior



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

Exterior

Exterior Features	None
Lot Description	Back Lane, City Lot, Landscaped
Roof	Asphalt Shingle
Construction	Mixed
Foundation	Poured Concrete

Additional Information

Date Listed	September 9th, 2025
Days on Market	5
Zoning	R-3

Listing Details

Listing Office	eXp Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.