

# \$489,900 - 349 Waterford Boulevard, Chestermere

MLS® #A2207815

**\$489,900**

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

NONE, Chestermere, Alberta

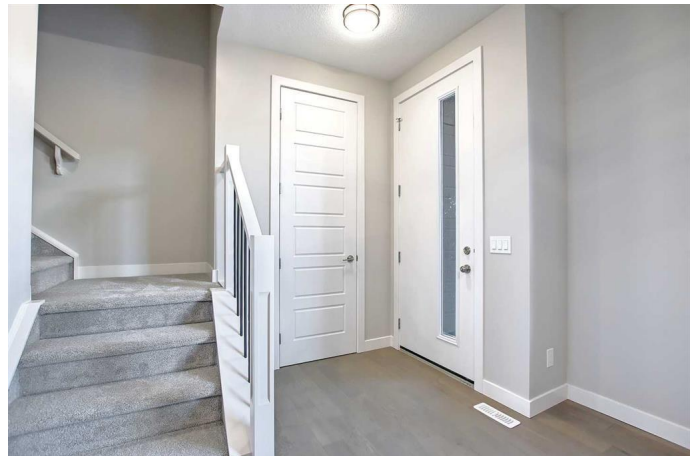
This stunning, no-condo-fee townhouse by Master Builder Douglas Homes is located in the sought-after lake community of Chestermere, just minutes from Calgary. Offering a perfect blend of modern luxury and convenience, this pre-construction home is expected to be completed in just four months.

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!

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 opportunityâ€”Homes placed under contract after May 27, 2025 are eligible, Terms and conditions are subject to the Government of Canada/CRA rules and guidelines.

Built in 2025

**Essential Information**

MLS® #	A2207815
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	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, Interior Lot, Landscaped, Street Lighting
Roof	Asphalt Shingle
Construction	Mixed, Vinyl Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	April 1st, 2025
Days on Market	92
Zoning	R-3

### Listing Details

Listing Office	First Place 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.