# \$489,900 - 324 Waterford Boulevard, Chestermere

MLS® #A2207812

#### \$489,900

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

NONE, Chestermere, Alberta

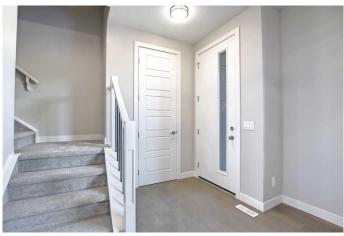
This stunning, no-condo-fee townhouse by Master Builder Douglas Homes is located in the sought-after lake community of Chestermere, just minutes from Calgary. Offering a perfect blend of modern luxury and convenience, this pre-construction home is expected to be completed in June.

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 worldsâ€"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® #         | A2207812      |
|----------------|---------------|
| Price          | \$489,900     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,214         |
| Acres          | 0.05          |
| Year Built     | 2025          |
| Туре           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

# **Community Information**

| Address     | 324 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, Interior Lot, Landscaped, Street Lighting, City Lot |
| Roof              | Asphalt Shingle   |
| Construction      | Vinyl Siding, Mixed   |
| Foundation        | Poured Concrete   |

## **Additional Information**

| Date Listed    | April 1st, 2025 |
|----------------|-----------------|
| Days on Market | 50              |
| Zoning         | R-3             |

# **Listing Details**

Listing Office First Place Realty

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