

\$549,900 - 340 Waterford Boulevard, Chestermere

MLS® #A2198559

\$549,900

3 Bedroom, 3.00 Bathroom, 1,421 sqft

Residential on 0.07 Acres

NONE, Chestermere, Alberta

Introducing the brand-new END UNIT Townhome in Waterford, currently under construction with an estimated completion in July. The GLASGOW model, crafted by Douglas Homes, a trusted Master Builder, offers a stunning array of LUXURY upgrades that elevate this home to the next level. This thoughtfully designed townhome boasts exquisite features such as Engineered Hardwood Floors, 9 ft Knockdown Ceilings, 8 ft Doors on the main level, Quartz Countertops, Undermount Sinks, and a convenient Upstairs Laundry room. The open-concept main floor welcomes you with expansive windows that flood the space with natural light, creating an airy, warm, and inviting atmosphere. The spacious kitchen is equipped with a large island, soft-close cabinets and drawers, a generous pantry, and a built-in desk. New high-end appliances, including a microwave/hood fan combo, electric range, refrigerator, and dishwasher, complete the kitchen. Upstairs, you'll find a luxurious Primary Bedroom featuring a double vanity with quartz countertops, undermount sinks, a 5 ft shower, and a walk-in closet. The upper level also includes two well-sized additional bedrooms, a laundry room, and a linen closet. The unfinished basement is ready for your future plans, with a rough-in for a 3-piece bath already in place. Outside, enjoy the convenience of a detached double garage, treated wood deck, and fully landscaped front and backyards, with fencing included. Located



on the southwest edge of Chestermere, just adjacent to Calgaryâ€™s city limits, Waterford offers an easy commute to Calgary, perfect for professionals who want to avoid the hustle and bustle of city living without sacrificing convenience. Chestermere itself is a growing community, with a variety of amenities all within a short drive or walking distance. No condo fees! Note that photos of the front elevation and interior are for illustrative purposes only; actual finishes and colors may vary. An optional electric fireplace is available. Call today to learn more about this incredible opportunity!

Built in 2025

Essential Information

| | |
|----------------|---------------|
| MLS® # | A2198559 |
| Price | \$549,900 |
| Bedrooms | 3 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,421 |
| Acres | 0.07 |
| Year Built | 2025 |
| Type | Residential |
| Sub-Type | Row/Townhouse |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-------------------------|
| Address | 340 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 | Double Vanity, 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 | Other |
| Lot Description | Back Lane, City Lot, Landscaped, Rectangular Lot, Street Lighting, Interior Lot |
| Roof | Asphalt Shingle |
| Construction | Mixed, Vinyl Siding |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | March 2nd, 2025 |
| Days on Market | 55 |
| Zoning | R-3 |

Listing Details

| | |
|----------------|--------------------|
| Listing Office | First Place Realty |
|----------------|--------------------|

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