

# \$549,900 - 340 Waterford Boulevard, Chestermere

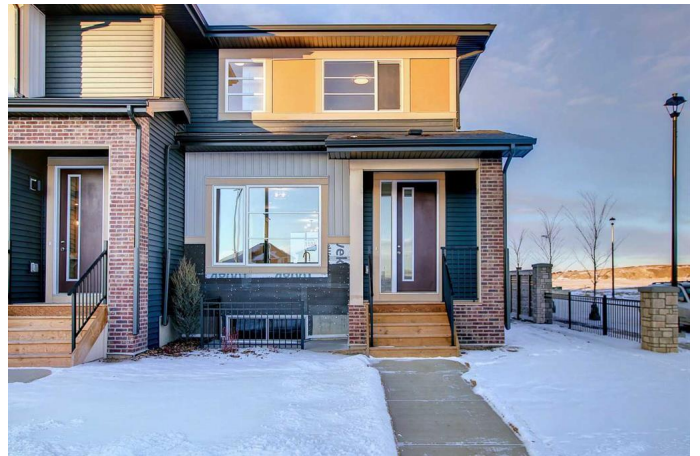
MLS® #A2198559

**\$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 June. 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 Calgary'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	42
Zoning	R-3

### **Listing Details**

Listing Office	First Place Realty
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