

# \$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

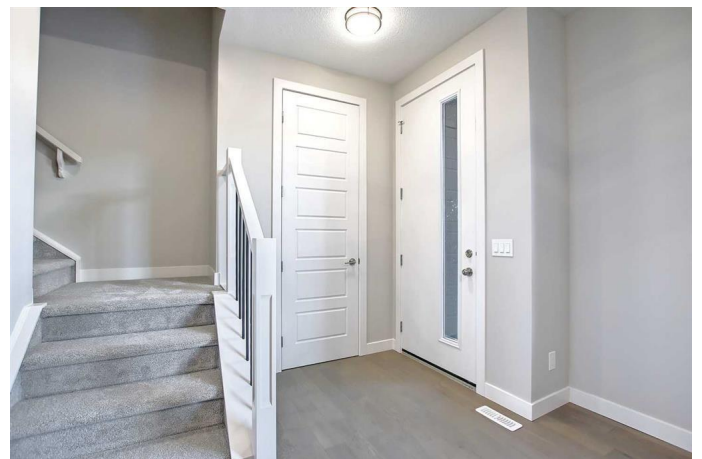
This stunning, no-condo-fee townhouse by Master Builder Douglas Homes is located in the sought-after lake community of Chestermere, just minutes from Calgary. Offering a perfect blend of modern luxury and convenience, this pre-construction home is expected to be completed in just four months.

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, Microwave Hood Fan, Refrigerator, Electric Range  
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 76  
Zoning R-3

### Listing Details

Listing Office First Place Realty

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