

# \$529,900 - 344 Waterford Boulevard, Chestermere

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MLS® #A2255583

**\$529,900**

3 Bedroom, 3.00 Bathroom, 1,421 sqft

Residential on 0.07 Acres

Waterford, Chestermere, Alberta

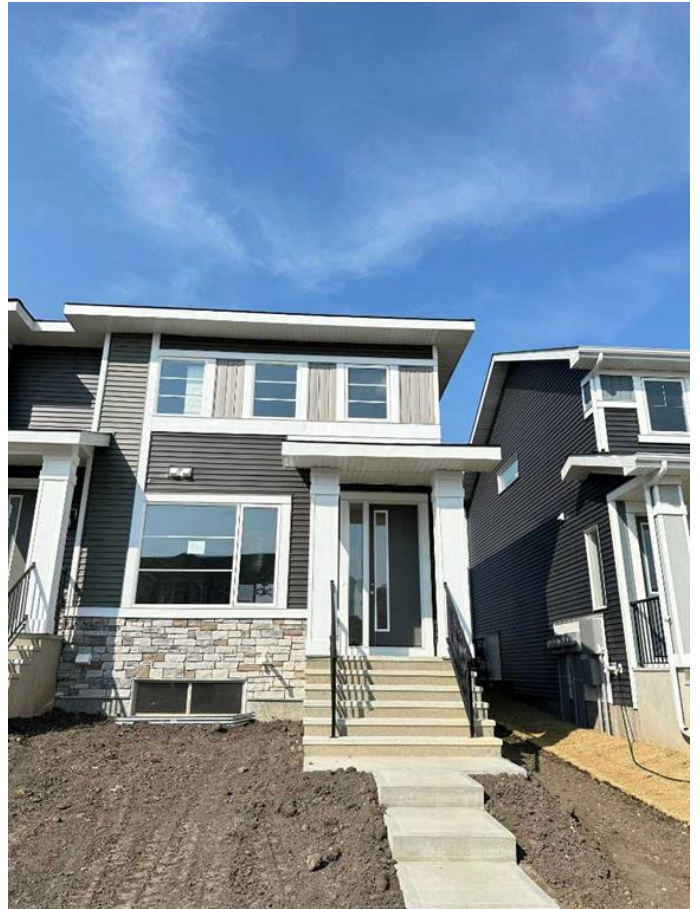
\*\*\*Celebrate the Season in Waterford â€“  
\$15,000 Developer Savings for the First 15  
Homebuyers\*\*\*Welcome to the Glasgow  
Model by Douglas Homes, a beautifully  
designed end-unit townhouse in the heart of  
Waterford, Chestermere. Offering 1,420.8 sq ft  
of thoughtfully planned living space, this home  
combines comfort, style, and functionality.

Step inside to discover a bright and open  
layout featuring 3 spacious bedrooms and 2.5  
bathrooms, perfect for growing families or  
first-time buyers. The main floor showcases a  
modern kitchen with a seamless flow into the  
dining and living areas, making it ideal for both  
everyday living and entertaining.

The upper level hosts a large primary bedroom  
with a private ensuite and walk-in closet, along  
with two additional bedrooms and a full bath.  
An unfinished basement provides endless  
possibilities for customizationâ€”whether you  
envision a home gym, office, or extra living  
space.

Outside, youâ€™ll love the convenience of a  
detached double car garage, treated wood  
deck, along with a fully landscaped and fenced  
yard ready for family gatherings or summer  
BBQs. As an end unit, this home offers extra  
windows, added privacy, and plenty of natural  
light.

Located in the vibrant community of Waterford,



youâ€™ll enjoy nearby parks, pathways, schools, and easy access to Chestermere Lake and Calgary.

Donâ€™t miss the opportunity to own this stylish and functional home in one of Chestermereâ€™s most sought-after neighborhoods! 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. Call today!



Built in 2025

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2255583      |
| Price          | \$529,900     |
| 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     | 344 Waterford Boulevard |
| Subdivision | Waterford               |
| City        | Chestermere             |

|             |             |
|-------------|-------------|
| County      | Chestermere |
| Province    | Alberta     |
| Postal Code | T1X2Z7      |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                |
|-------------------|----------------------------------------------------------------|
| Interior Features | 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                                                           |

### Exterior

|                   |                                                  |
|-------------------|--------------------------------------------------|
| Exterior Features | None                                             |
| Lot Description   | Back Lane, City Lot, Landscaped, Rectangular Lot |
| Roof              | Asphalt Shingle                                  |
| Construction      | Mixed                                            |
| Foundation        | Poured Concrete                                  |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 9th, 2025 |
| Days on Market | 48                  |
| Zoning         | R-3                 |

### Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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