



**281 Waterford Boulevard
Chestermere, Alberta**

MLS # A2290786



\$499,800

Division:	Waterford		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,350 sq.ft.	Age:	2024 (2 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Other, Vinyl Siding, Wood Frame	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Walk-In Closet(s)		

Inclusions: none

Available for immediate possession! This barely lived-in 4-bedroom, 3.5-bath home in Waterford, Chestermere offers no condo fees and a fantastic layout for families. The bright, open main floor features modern finishes and a stylish kitchen with a fridge including water dispenser and ice maker. Upstairs, you'll find a larger-than-standard washer and dryer, adding both function and convenience. The fully developed basement provides 595 sq. ft. of additional living space, complete with a wet bar, cabinetry, and rough-in for a secondary washer/dryer—perfect for guests or extended family. Enjoy the large fenced yard and double detached garage, offering plenty of space and comfort in a growing community. You'll love being just minutes from Chestermere Lake, schools, parks, and Chestermere Station Shopping Centre. East Hills Shopping Centre in Calgary is only a 9-minute drive, giving you quick access to Costco, Walmart, and many other shops and restaurants. Easy access to Chestermere Blvd, Rainbow Road, and Highway 1 makes commuting a breeze. Move-in ready and perfectly located — this home truly checks all the boxes!