



**GRASSROOTS**  
REALTY GROUP

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**153 Waterford Boulevard  
Chestermere, Alberta**

**MLS # A2293145**



**\$568,000**

|                  |                            |               |                  |
|------------------|----------------------------|---------------|------------------|
| <b>Division:</b> | Waterford                  |               |                  |
| <b>Type:</b>     | Residential/Triplex        |               |                  |
| <b>Style:</b>    | 2 Storey                   |               |                  |
| <b>Size:</b>     | 1,465 sq.ft.               | <b>Age:</b>   | 2023 (3 yrs old) |
| <b>Beds:</b>     | 4                          | <b>Baths:</b> | 3 full / 1 half  |
| <b>Garage:</b>   | Double Garage Detached     |               |                  |
| <b>Lot Size:</b> | 0.07 Acre                  |               |                  |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Lawn |               |                  |

|                    |                         |                   |     |
|--------------------|-------------------------|-------------------|-----|
| <b>Heating:</b>    | Forced Air, Natural Gas | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Hardwood        | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle         | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Full                    | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Wood Frame              | <b>Zoning:</b>    | R-3 |
| <b>Foundation:</b> | Poured Concrete         | <b>Utilities:</b> | -   |
| <b>Features:</b>   | See Remarks             |                   |     |

**Inclusions:** NA

Welcome to this beautifully upgraded end-unit townhome located in the sought-after community of Waterford in Chestermere, offering modern design, luxury finishes, and the convenience of no condo fees. From the moment you step inside, you'll appreciate the bright open-concept layout highlighted by large windows that flood the home with natural light, 9-foot knockdown ceilings, engineered hardwood flooring, and 8-foot doors throughout the main level, creating a spacious and elegant feel. The great room is warm and inviting, featuring a stylish feature wall with an electric fireplace—perfect for relaxing evenings or entertaining guests. The chef-inspired kitchen is thoughtfully designed with: A large quartz island ideal for gatherings and meal prep, Soft-close cabinetry and drawers throughout, Undermount sinks and quartz countertops, A walk-in pantry for extra storage, A unique built-in coffee and beverage station. The kitchen is complemented by a new appliance package, including a smooth-top electric range, refrigerator, dishwasher, and a microwave/hood fan combination above the stove. Adjacent to the kitchen is a spacious dining area, perfect for family meals or entertaining. Upstairs, the generous primary retreat offers comfort and style with a long quartz vanity featuring dual undermount sinks, a 5-foot shower, and a walk-in closet. Two additional well-sized bedrooms, convenient upper-floor laundry, and a linen closet complete the upper level. The finished basement comes complete with a four-piece bathroom bedroom and rec room. Outside, enjoy a fully landscaped and fenced yard, a concrete patio pad, and a detached double garage, providing both convenience and privacy. Ideally located on the southwest edge of Chestermere near the Calgary city limits, Waterford offers an easy commute into Calgary, making it

ideal for professionals who want quick access to the city while enjoying the space and lifestyle of a growing lakeside community. Chestermere continues to expand with shopping, restaurants, recreation, and lake amenities, many just minutes away or within walking distance. An exceptional opportunity to own a stylish, upgraded home in a prime location. Call today to book your private showing.