



**400 Waterford Boulevard
Chestermere, Alberta**

MLS # A2315132



\$514,900

Division:	Waterford		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,333 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, City Lot, Landscaped, Rectangular Lot, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed, Vinyl Siding	Zoning:	R-3
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Quartz Counters, Separate Entrance, Walk-In Closet(s)		

Inclusions: N/A

Welcome to this beautiful brand-new home in the vibrant and growing community of Waterford in Chestermere. This never-occupied end-unit townhouse offers exceptional value with ****no condo fees**** and a thoughtfully designed layout that perfectly balances style and functionality. The bright open-concept main floor is ideal for everyday living and entertaining, while the upper level features three generously sized bedrooms and 2.5 bathrooms designed with comfort in mind. The home also includes a ****separate side entrance**** and an ****unfinished basement****, offering excellent potential for future development and additional living space. Outside, you'll appreciate the ****fully fenced yard**** and detached double-car garage, providing both privacy and convenience. Contemporary finishes, quality craftsmanship, and modern design elements are showcased throughout, making this an excellent opportunity for first-time buyers and families alike. Ideally located near parks, schools, shopping, pathways, and the many recreational amenities of Chestermere Lake, Waterford offers the perfect blend of convenience and community living. ****Bonus:**** Eligible first-time home buyers may qualify for the GST Rebate, potentially saving up to \$50,000 on the purchase of a new home. Buyers must be 18 years or older, a Canadian citizen or permanent resident, and not have owned or occupied a qualifying home within the previous four years. Homes purchased under contract after May 27, 2025, may qualify. Terms and conditions apply and are subject to Government of Canada and CRA guidelines. Please note: Photos and front elevation are for illustrative purposes only and represent the same model. Actual finishes, colours, specifications, and elevations may vary. Book your private showing today!