



**381 Waterford Boulevard  
Chestermere, Alberta**

**MLS # A2315805**



**\$509,900**

<b>Division:</b>	Waterford		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,421 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Landscaped, Rectangular Lot, Street Lighting		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Wood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed, Vinyl Siding	<b>Zoning:</b>	R-3
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, Kitchen Island, Open Floorplan, Quartz Counters		

**Inclusions:** N/A

Welcome to this brand-new end-unit townhouse with No Condo Fees in the growing community of Waterford in Chestermere. Offering 1,420.8 sq. ft. of thoughtfully designed living space, this home features a functional layout suited to a variety of lifestyles. The main floor showcases an open-concept design, connecting the kitchen, dining area, and living room to create a practical space for everyday living and entertaining. As an end unit, the home benefits from additional windows that provide increased natural light throughout the main living areas. Upstairs, you will find three bedrooms, including a primary bedroom with a walk-in closet and private ensuite bathroom. Two additional bedrooms, a full bathroom, and the convenience of upper-floor laundry complete the upper level. The unfinished basement offers future development potential, subject to municipal approvals and permits where applicable. Exterior features include a treated wood deck, fully landscaped and fenced yard, and a detached double garage. Located in Waterford, residents enjoy convenient access to parks, pathways, schools, shopping amenities, and Chestermere Lake, with Calgary just a short commute away. The builder's DH \$20K Limited Savings incentive has already been applied to the purchase price. First-Time Buyer Opportunity: Eligible purchasers may qualify for the First-Time Home Buyers' GST Rebate, offering potential savings of up to \$50,000 on a new home. Buyers must be 18 years or older, a Canadian citizen or permanent resident, and must not have owned or lived in a home owned by themselves or their spouse/common-law partner within the last four years. Homes placed under contract after May 27, 2025 may qualify. Terms and conditions are subject to Government of Canada and CRA rules and guidelines. Photos are representative of the same model and are

provided for illustrative purposes only. Actual finishes, materials, colors, features, and specifications may vary from those shown. Call Today!