



**145 Waterford Boulevard
Chestermere, Alberta**

MLS # A2326529



\$529,900

Division:	Waterford		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,464 sq.ft.	Age:	2023 (3 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Garage Door Opener, Garage Faces Rear		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Level, Paved		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-3
Foundation:	Poured Concrete	Utilities:	-

Features: Bathroom Rough-in, Double Vanity, Kitchen Island, Low Flow Plumbing Fixtures, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s)

Inclusions: r/i vac flo

IN ABSOLUTELY MINT CONDITION...AND NO CONDO FEES! This impeccably maintained 1,464 sq ft two-storey Douglas Homes residence offers an exceptional opportunity to own a thoughtfully upgraded home. Quietly positioned just steps from boutique shopping, scenic ponds, walking paths, playgrounds and a future daycare, this stylish 3-bedroom, 2 1/2 bath home blends timeless design with everyday functionality. The bright contemporary kitchen has been enhanced beyond the original builder plan with ceiling-height cabinetry, quartz countertops, an expanded island with additional storage, premium stainless steel appliances including an induction range, designer tile backsplash and a custom coffee station. Luxury vinyl plank flooring, quality pleated window coverings and carefully selected lighting create a warm, sophisticated interior. The inviting living room centers around a custom modern farmhouse fireplace with rustic beam mantel, raised hearth and built-in shelving. Upstairs, the spacious primary suite offers a walk-in closet and an elegant ensuite featuring his & her sinks, quartz countertops, upgraded tile flooring and an oversized shower. Two additional bedrooms and convenient upper-level laundry complete the second floor. Outdoor living is equally impressive with a sunny south-facing backyard featuring a custom stamped concrete patio and walkway, raised deck with aluminum railings, gas line for your BBQ and attractive low-maintenance landscaping. The oversized double detached garage (20x20) has a gasline to the garage for a future gas heater, while the basement is framed, insulated and roughed in for a future bathroom, offering outstanding development potential. A cycle pathway 1/2 block away leads directly to the Calgary Zoo. A rare combination of tasteful upgrades, meticulous care and exceptional value—without the burden of monthly

condo fees.