



GRASSROOTS
REALTY GROUP

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**385 Waterford Boulevard
Chestermere, Alberta**

MLS # A2347138

\$529,900

Division:	Waterford		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,357 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, Interior Lot, Landscaped, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Wood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed, Vinyl Siding	Zoning:	R-3
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, Open Floorplan, Separate Entrance		

Inclusions: N/A

This end-unit Hamilton in the Waterford community offers 3 bedrooms and 2.5 bathrooms, with no condo fees and the added privacy of an end-unit position. The main floor features 9' ceilings and engineered hardwood flooring through the great room, nook, and kitchen. The kitchen includes quartz countertops, and the great room offers an optional electric fireplace. Upstairs, the primary bedroom includes a walk-in closet, and upper-floor laundry adds convenience alongside two additional bedrooms. Outside, a treated wood deck extends off the main floor, and the home includes a rear garage and basement side entry. Buyers may want to ask about the First-Time Home Buyers' GST Rebate, which may offer savings of up to \$50,000 on a new home for those who qualify. Eligibility generally requires buyers to be 18 or older, a Canadian citizen or permanent resident, and not to have owned or lived in a home owned by them or their spouse/common-law partner in the past four years. This incentive applies to homes under contract after May 27, 2025. Buyers should confirm eligibility directly with the Government of Canada / CRA, as terms and conditions apply. Note: Some photos shown may be of the same model home for illustration purposes only. Actual finishes, interior colors, and style may vary. This home is move-in ready.