



GRASSROOTS
REALTY GROUP

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**245 Waterford Boulevard
Chestermere, Alberta**

MLS # A2351379

\$469,900

Division:	Waterford		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,474 sq.ft.	Age:	2023 (3 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed, Vinyl Siding	Zoning:	R-3
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s)		

Inclusions: N/A

WELCOME TO WATERFORD IN CHESTERMERE! Discover this beautifully designed two-storey NO CONDO FEE TOWNHOUSE offering 3 BEDROOMS, 2.5 BATHROOMS, and a DOUBLE DETACHED GARAGE! This beautifully maintained Douglas Homes townhome spans 1,474sqft above grade, features an open-concept layout with a spacious living area, dining space, and a functional kitchen complete with a central island. Upstairs, you'll find three well-appointed bedrooms, including a primary suite with a walk-in closet and private 4-piece ensuite with double sinks, along with conveniently located upper-floor laundry. The full unfinished basement provides additional flexibility for future development. Outside, enjoy the treated wood deck, fully landscaped front and back yards, as well as the convenience of the detached double car garage. Situated in the growing Waterford community, this property offers convenient access to Chestermere's shopping, schools, parks, future daycare and everyday amenities, with Calgary just a short drive away. Enjoy comfortable, low-maintenance living in a welcoming community that is move-in ready. Book your showing today!