

268 Waterford Boulevard  
Chestermere, Alberta

MLS # A2172725



## \$539,800

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,352 sq.ft.	<b>Age:</b>	2023 (1 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, See Remarks	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Partially Finished, See Remarks	<b>LLD:</b>	-
<b>Exterior:</b>	Other, Vinyl Siding	<b>Zoning:</b>	R-3
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Walk-In Closet(s)		

**Inclusions:** N/A

\*\*\*IMMEDIATE POSSESSION\*\*\*NO CONDO FEE\*\*\* Waterford in Chestermere~Featuring LUXURY upgrades such as Engineered Hardwood Floors, Black Package, Basement rough-in with finished staircase, 9 ft Knockdown Ceiling, 8 ft Doors on main level, Quartz Countertops, Undermount Sinks, Convenient Upstairs Laundry and so much more! Main floor greets you with an open floor plan with huge windows allowing natural light to shine through. Kitchen is completed with a huge island, soft close cabinets and drawers throughout, good sized pantry, appliance package including microwave/hood fan combo, smooth top electric range, refrigerator and dishwasher. Spacious dining room with huge windows completes the main level. Upstairs you will find a generous Primary Bedroom with quartz vanity with undermount sinks, 5 ft long shower and a nice walk-in closet. Upper floor is completed by two good sized rooms and laundry room. Rough in basement that comes with rough in plumbing is well designed for your future ideas! This townhouse has NO CONDO FEES includes front and back landscape and fencing, detached double car garage and treated wood deck. All located on the South West edge of Chestermere, and adjacent to the City of Calgary limits. Waterford provides an easy commute into Calgary, creating a home for the Calgary professionals, without the high density you will encounter in the city. Proximity to Calgary isn't the only highlight though, the growing City of Chestermere offers many diverse amenities, and all are a short drive away, or within walking distance. Let's make this property yours! Book your showing today and call your favourite Realtor!