

# \$539,800 - 340 Waterford Boulevard, Chestermere

MLS® #A2238911

**\$539,800**

3 Bedroom, 3.00 Bathroom, 1,421 sqft  
Residential on 0.07 Acres

Waterford, Chestermere, Alberta

Welcome to The Glasgow by Douglas Homes â€” a beautifully finished end-unit townhouse offering over 1400 sq ft of modern living space with no condo fees! Located in the vibrant community of Waterford, Chestermere, this home is just a 7â€™10 minute drive to Calgary, making it perfect for commuters seeking comfort and convenience.

This move-in ready home features:

3 bedrooms and 2.5 bathrooms

Detached double garage

9â€™™ ceilings on the main floor

Engineered hardwood flooring

Quartz countertops throughout

Upper floor laundry

Treated wood deck and full front/back landscaping

Enjoy a functional open-concept layout with a bright great room, spacious nook, and a well-appointed kitchen designed for everyday living and entertaining. Upstairs, the primary bedroom includes a walk-in closet and ensuite, with two additional bedrooms and a full bathroom completing the upper level.



Don't miss this opportunity to own a stylish new home in one of Chestermere's fastest-growing communities. Call today! \*\*\*Unlock Your First Home with the GST Rebate! The First-Time Home Buyers' GST Rebate could save you up to \$50,000 on a new home! You must be 18+, a Canadian citizen or permanent resident, and haven't owned or lived in a home you or your spouse/common-law partner owned in the last four years. This is a LIMITED-TIME opportunity! Homes placed under contract after May 27, 2025 are eligible, Terms and conditions are subject to the Government of Canada/CRA rules and guidelines. \*\*\*

Built in 2025

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2238911      |
| Price          | \$539,800     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,421         |
| Acres          | 0.07          |
| Year Built     | 2025          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 340 Waterford Boulevard |
| Subdivision | Waterford               |
| City        | Chestermere             |
| County      | Chestermere             |
| Province    | Alberta                 |
| Postal Code | T1X 2Z7                 |

## Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

## Interior

|                   |                               |
|-------------------|-------------------------------|
| Interior Features | Double Vanity, Kitchen Island |
| Appliances        | Dishwasher, Electric Stove, M |
| Heating           | Forced Air                    |
| Cooling           | None                          |
| Has Basement      | Yes                           |
| Basement          | Full, Unfinished              |

## Exterior

|                   |                                     |
|-------------------|-------------------------------------|
| Exterior Features | Other                               |
| Lot Description   | Back Lane, Back Yard, City Lighting |
| Roof              | Asphalt Shingle                     |
| Construction      | Mixed, Vinyl Siding                 |
| Foundation        | Poured Concrete                     |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 10th, 2025 |
| Days on Market | 8               |
| Zoning         | R-3             |

## Listing Details

|                |                    |
|----------------|--------------------|
| Listing Office | First Place Realty |
|----------------|--------------------|

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