

**373 Waterford Boulevard  
Chestermere, Alberta**

**MLS # A2276688**



# \$479,900

<b>Division:</b>	Waterford		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,333 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.05 Acre		
<b>Lot Feat:</b>	Back Lane, City Lot, Street Lighting		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Wood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	R-3
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	French Door, High Ceilings, Kitchen Island, Open Floorplan, Pantry		

**Inclusions:** N/A

Welcome to the St. Andrews model by Douglas Homes, located in the vibrant and growing community of Waterford in Chestermere. This brand-new, never-occupied end-unit townhouse offers outstanding value with no condo fees and thoughtful design throughout. The open-concept main floor is ideal for modern living, featuring 3 generous bedrooms and 2.5 bathrooms designed for comfort and functionality. While the unfinished basement is ready for your personal vision. Complete with a detached double car garage, this home checks all the boxes. Built by the trusted Douglas Homes, this property showcases contemporary finishes and quality craftsmanship. Perfect for families, first-time buyers, or investors, this is a true turnkey opportunity in a desirable location. Ideally situated close to schools, parks, shopping, and Chestermere Lake, Waterford offers the perfect blend of convenience and community living. Bonus: First-Time Buyers may be eligible for the GST Rebate—potentially saving up to \$50,000 on a new home. Buyer must be 18+, a Canadian citizen or permanent resident, and not have owned or lived in a qualifying home within the past four years. Homes under contract after May 27, 2025 may qualify. Terms and conditions apply and are subject to Government of Canada / CRA rules. Please note: Photos and front elevation are for illustration purposes only and represent the same model. Actual finishes, colors, and elevations may vary. Call today to book your private showing!