

# \$509,900 - 208 Waterford Boulevard, Chestermere

MLS® #A2222724

**\$509,900**

3 Bedroom, 4.00 Bathroom, 1,350 sqft  
Residential on 0.06 Acres

NONE, Chestermere, Alberta

This impeccably designed 3-bedroom, 2.5-bathroom home seamlessly blends modern luxury with unparalleled convenience. Located just 5 minutes from the lake and a mere 10 minutes to downtown Calgary, it offers the ideal combination of peaceful living and easy access to city amenities.

## Key Features:

• **Spacious & Elegant:** A finished basement, high ceiling and premium finishes elevate every room.

• **Chef-Inspired Kitchen:** Top-of-the-line stainless steel appliances, gleaming quartz countertops, and a sophisticated chimney hood fan.

• **Luxurious Details:** Full-tiled shower and bathtub, wrought iron railings, and exquisite lighting throughout.

• **Outdoor Retreat:** Private deck with a skirt, beautifully landscaped yard, and fully fenced for added privacy.

• **Prime Location:** Close to a serene pond and a playground, perfect for outdoor enjoyment.

## Additional Upgrades:

• **Elevated Entry:** 8-ft doors on the main floor for an enhanced sense of space and style.

• **Sleek Finishes:** Upgraded black hardware throughout for a contemporary touch.

This home is a must-see offering the



ultimate in comfort, style, and convenience.

Built in 2021

### Essential Information

MLS® #	A2222724
Price	\$509,900
Bedrooms	3
Bathrooms	4.00
Full Baths	2
Half Baths	2
Square Footage	1,350
Acres	0.06
Year Built	2021
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	208 Waterford Boulevard
Subdivision	NONE
City	Chestermere
County	Chestermere
Province	Alberta
Postal Code	T1X 2M8

### Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	High Ceilings, Kitchen Island, Pantry, Quartz Counters, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer Stacked
Heating	Forced Air
Cooling	None

Has Basement	Yes
Basement	Finished, Full
<b>Exterior</b>	
Exterior Features	Private Yard
Lot Description	Back Yard, City Lot, Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete



**Additional Information**

Date Listed	May 22nd, 2025
Days on Market	25
Zoning	R-3

**Listing Details**

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.