

# \$526,900 - 208 Waterford Boulevard, Chestermere

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MLS® #A2201879

**\$526,900**

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:

â€¢ Spacious & Elegant: A finished basement, high ceiling and premium finishes elevate every room.

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

â€¢ Luxurious Details: Full-tiled shower and bathtub, wrought iron railings, and exquisite lighting throughout.

â€¢ Outdoor Retreat: Private deck with a skirt, beautifully landscaped yard, and fully fenced for added privacy.

â€¢ Prime Location: Close to a serene pond and a playground, perfect for outdoor enjoyment.

## Additional Upgrades:

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

â€¢ Sleek Finishes: Upgraded black hardware throughout for a contemporary touch.

This home is a must-seeâ€”offering the



ultimate in comfort, style, and convenience.

Built in 2021

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2201879      |
| Price          | \$526,900     |
| 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, Landscaping |
| Roof              | Asphalt Shingle                  |
| Construction      | Vinyl Siding, Wood Frame         |
| Foundation        | Poured Concrete                  |



**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 14th, 2025 |
| Days on Market | 61               |
| Zoning         | R-3              |

**Listing Details**

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

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