

**208 Waterford Boulevard**  
**Chestermere, Alberta**

**MLS # A2201879**



**\$547,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,350 sq.ft.	<b>Age:</b>	2021 (4 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 2 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, Landscaped, Rectangular Lot, Street Lighting		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-3
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island, Pantry, Quartz Counters, Walk-In Closet(s)		

**Inclusions:** N/A

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.