

# \$540,000 - 325 Waterford Boulevard, Chestermere

MLS® #A2258144

## \$540,000

3 Bedroom, 3.00 Bathroom, 1,256 sqft  
Residential on 0.06 Acres

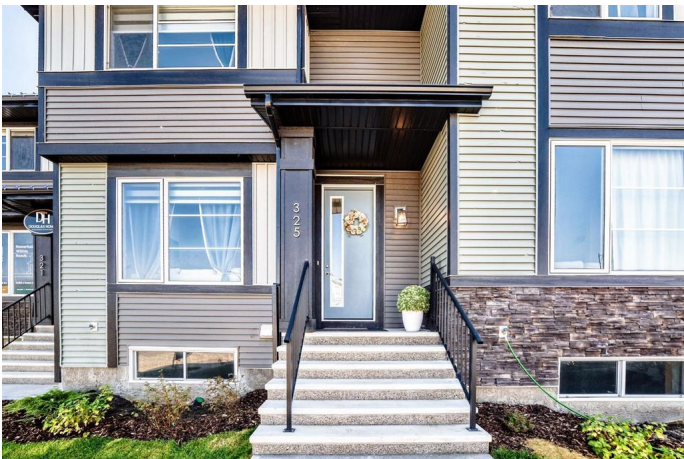
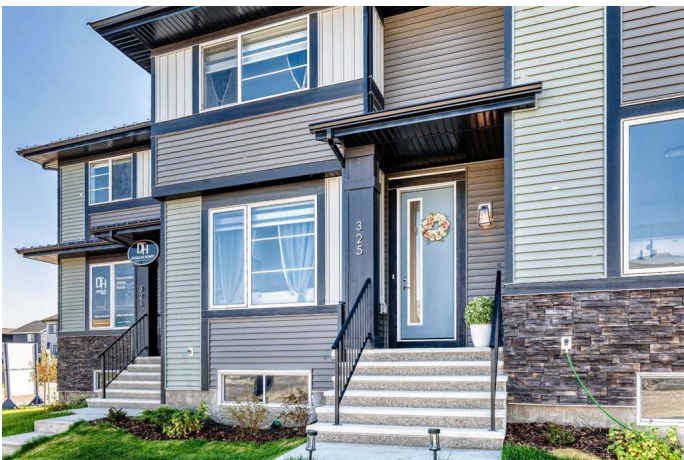
Waterford, Chestermere, Alberta

This beautiful move-in ready home offers 3 spacious bedrooms, 2.5 bathrooms, and a double car garage, perfectly designed for comfort and convenience. The property features a landscaped and fully fenced backyard, ideal for kids, pets, or outdoor entertaining. Inside, youâ€™™ll find an upgraded appliance package including a refrigerator, range cooktop, and chimney hood fan, as well as upgraded lighting and stylish kitchen counters. Located in a prime area near grocery stores, schools, and multiple playgrounds, this home is ideal for families looking for both lifestyle and location. Please note that the laundry and water softener are not included in the sale but can be negotiated separately. Call your favourite Realtor and make this show home lookalike be yours!

Built in 2025

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2258144  |
| Price          | \$540,000 |
| Bedrooms       | 3         |
| Bathrooms      | 3.00      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,256     |
| Acres          | 0.06      |
| Year Built     | 2025      |



|          |               |
|----------|---------------|
| Type     | Residential   |
| Sub-Type | Row/Townhouse |
| Style    | 2 Storey      |
| Status   | Active        |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 325 Waterford Boulevard |
| Subdivision | Waterford               |
| City        | Chestermere             |
| County      | Chestermere             |
| Province    | Alberta                 |
| Postal Code | T1X2Z7                  |

### Amenities

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

### Interior

|                   |                                                                                         |
|-------------------|-----------------------------------------------------------------------------------------|
| Interior Features | High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters |
| Appliances        | Electric Range, Microwave, Microwave Hood Fan, Refrigerator                             |
| Heating           | Forced Air                                                                              |
| Cooling           | None                                                                                    |
| Has Basement      | Yes                                                                                     |
| Basement          | Full, Unfinished                                                                        |

### Exterior

|                   |                      |
|-------------------|----------------------|
| Exterior Features | Private Yard         |
| Lot Description   | Back Lane, Back Yard |
| Roof              | Asphalt Shingle      |
| Construction      | Vinyl Siding         |
| Foundation        | Poured Concrete      |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 17th, 2025 |
| Days on Market | 2                    |
| Zoning         | R3                   |

### Listing Details

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