

# \$539,900 - 277 Waterford Boulevard, Chestermere

MLS® #A2266753

**\$539,900**

3 Bedroom, 3.00 Bathroom, 1,542 sqft

Residential on 0.07 Acres

Waterford, Chestermere, Alberta

LIVE IN A LAKE COMMUNITY | NO CONDO FEES | DOUBLE DETACHED GARAGE | SOUTH-FACING BACKYARD

Looking to live in a lake community? This is your opportunity to enjoy everything Chestermere has to offer! Ideally located just minutes from schools, the lake, shopping, ponds, dog park, transit, pathways, and quick access to Stoney Trail, this modern 1542 sq ft home is move-in ready.

Step inside and be impressed by the chef's kitchen, featuring upgraded stainless-steel appliances, white shaker-style cabinet doors, quartz countertops, a custom full-height tile backsplash, and a sleek undermount black granite sink. The open-concept main floor features 9' ceilings, upgraded wide-plank hardwood flooring, a spacious living room, a dining area, and a convenient 2-piece bath.

Upstairs, you'll find a convenient laundry room, three bright bedrooms, each with a generous closet. The primary retreat offers a walk-in closet and a private 4-piece ensuite for your comfort.

Your private south-facing backyard is designed for year-round enjoyment, featuring a 10' x 8' wood deck, a chain-link-fenced yard, and a newer double-detached garage. The charming front covered entry welcomes



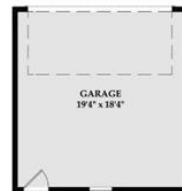
## 277 WATERFORD AVENUE

REC. MEASUREMENT STANDARD - CHESTERMERE, AB

MAIN LEVEL (AG) - 732.94 Sq Ft / 68.09 m²

UPPER LEVEL (AG) - 809.16 Sq Ft / 75.17 m²

TOTAL ABOVE GRADE RMS SIZE - 1542.10 Sq Ft / 143.26 m²



guests, and the stucco exterior adds curb appeal.

Additional features include: a high-efficiency furnace, modern neutral décor, and stylish finishes throughout.

This is the perfect opportunity to own in Chestermere with no condo fees and all the lifestyle benefits of a lake community.

Don't wait! call your friendly REALTOR® today to book your private showing!

Built in 2024

**Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | A2266753               |
| Price          | \$539,900              |
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,542                  |
| Acres          | 0.07                   |
| Year Built     | 2024                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

**Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 277 Waterford Boulevard |
| Subdivision | Waterford               |
| City        | Chestermere             |
| County      | Chestermere             |
| Province    | Alberta                 |
| Postal Code | T1X 2P8                 |

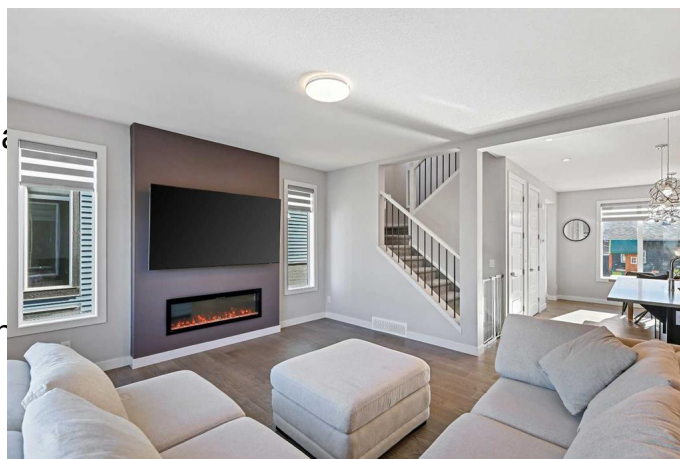
**Amenities**

|                |                           |
|----------------|---------------------------|
| Amenities      | Picnic Area, Playground   |
| Parking Spaces | 2                         |
| Parking        | Double Garage Detached, G |
| # of Garages   | 2                         |

## Interior

|                   |                                                                                          |
|-------------------|------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Closet Organ<br>Floorplan, Quartz Counters,<br>Closet(s), Tray Ceiling(s) |
|-------------------|------------------------------------------------------------------------------------------|

|                 |                                                                   |
|-----------------|-------------------------------------------------------------------|
| Appliances      | Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan |
| Heating         | Forced Air, Natural Gas, Central                                  |
| Cooling         | None                                                              |
| Fireplace       | Yes                                                               |
| # of Fireplaces | 1                                                                 |
| Fireplaces      | Electric, Great Room                                              |
| Has Basement    | Yes                                                               |
| Basement        | Full                                                              |



## Exterior

|                   |                                                   |
|-------------------|---------------------------------------------------|
| Exterior Features | Rain Gutters                                      |
| Lot Description   | Back Lane, Back Yard, Front Yard, Rectangular Lot |
| Roof              | Asphalt Shingle                                   |
| Construction      | Stone, Stucco, Wood Frame                         |
| Foundation        | Poured Concrete                                   |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 24th, 2025 |
| Days on Market | 2                  |
| Zoning         | R-3                |
| HOA Fees Freq. | ANN                |

## Listing Details

|                |                    |
|----------------|--------------------|
| Listing Office | Jayman Realty Inc. |
|----------------|--------------------|

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