

\$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



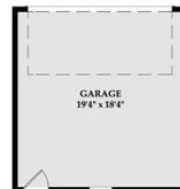
277 WATERFORD AVENUE

REC-A 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	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

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

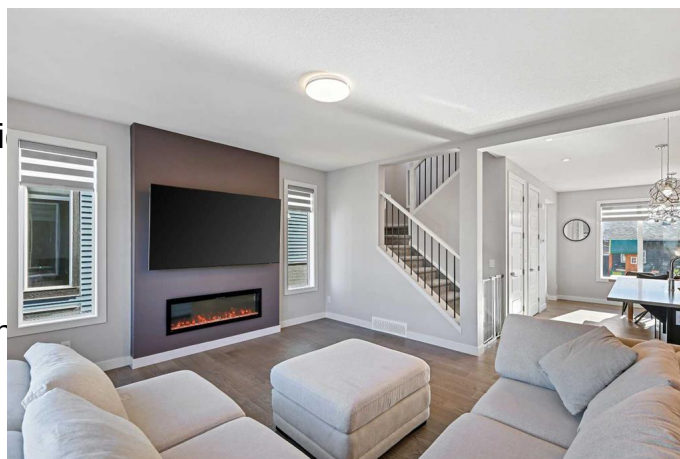
Amenities

Amenities	Picnic Area, Playground
Parking Spaces	2
Parking	Double Garage Detached, Side
# of Garages	2

Interior

Interior Features	Breakfast Bar, Closet Organizer, Floorplan, Quartz Counters, Closet(s), Tray Ceiling(s)
-------------------	---

Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan
Heating	Central, Forced Air, Natural Gas
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	22
Zoning	R-3
HOA Fees Freq.	ANN

Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.