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# 414 Watercrest Boulevard Chestermere, Alberta

## MLS # A2344787



# $639,900

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|---|---|---|---|
| **Division:** | Waterford Estates | | |
| **Type:** | Residential/Duplex | | |
| **Style:** | 2 Storey, Attached-Side by Side | | |
| **Size:** | 1,765 sq.ft. | **Age:** | 2026 (0 yrs old) |
| **Beds:** | 3 | **Baths:** | 2 full / 1 half |
| **Garage:** | Double Garage Attached | | |
| **Lot Size:** | 0.08 Acre | | |
| **Lot Feat:** | Back Lane | | |

| | | | |
|---|---|---|---|
| **Heating:** | Forced Air | **Water:** | - |
| **Floors:** | Carpet, Laminate | **Sewer:** | - |
| **Roof:** | Asphalt Shingle | **Condo Fee:** | - |
| **Basement:** | Other | **LLD:** | - |
| **Exterior:** | Wood Frame | **Zoning:** | R-G |
| **Foundation:** | Poured Concrete | **Utilities:** | - |
| **Features:** | Open Floorplan, Quartz Counters, Separate Entrance | | |

**Inclusions:** na

Exceptional opportunity in Waterford Estates, Chestermere—this beautifully designed 1,765 sq ft TRUMAN Duplex offers the perfect blend of space, style in one of Chestermere’s most sought-after communities. Surrounded by parks, pathways, recreational amenities, and convenient shopping, with easy access to Calgary and major roadways, this home offers the ideal balance of peaceful suburban living and everyday convenience. Step inside to a bright, open-concept main floor thoughtfully designed for modern living and effortless entertaining. Soaring 9-foot ceilings and luxury vinyl plank flooring create an airy, upscale atmosphere, while the seamless connection between the living, dining, and kitchen areas provides a layout that feels both functional and inviting. At the heart of the home, the chef-inspired kitchen perfectly balances style and functionality. It features quartz countertops, full-height cabinetry with soft-close doors and drawers, stainless steel appliances, a sleek eating bar, and a spacious walk-in pantry—ideal for entertaining guests or keeping up with busy family life. Upstairs, a versatile central bonus room provides valuable additional living space, perfect for a home office, media lounge, or playroom. The spacious primary retreat is highlighted by an elegant tray ceiling, a private 5-piece ensuite, and a walk-in closet. Two additional well-sized bedrooms, a beautifully finished main bathroom, and the convenience of upper-floor laundry complete the upper level. Thoughtfully designed with quality craftsmanship throughout, this 1,765 sq ft Duplex offers exceptional value in Waterford Estates. Enjoy the best of Chestermere living with access to nearby parks, pathways, amenities, and Chestermere Lake, all while remaining just a short drive from Calgary. Opportunities like this are limited—don’t miss your chance to own a stylish,

thoughtfully designed home in one of Chestermere’s exciting new communities.

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