



**269 Waterford Way
Chestermere, Alberta**

MLS # A2267552



\$559,900

Division:	Waterford		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,571 sq.ft.	Age:	2025 (0 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	City Lot, Rectangular Lot, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Wood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed, Vinyl Siding	Zoning:	R-3
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Walk-In Closet(s)		

Inclusions: N/A

Celebrate the Season in Waterford – \$15,000 Developer Savings for the First 15 Homebuyers Discover the charming Peyton by Douglas Homes, beautifully situated in the heart of Waterford, Chestermere. This stylish duplex with a double front-attached garage offers the perfect balance of modern comfort and timeless design. You’l love the open and airy layout, featuring 9’ ceilings and elegant finishes that create a warm and welcoming atmosphere. The thoughtfully designed kitchen flows effortlessly into the living and dining areas — perfect for entertaining or relaxing with family. Upstairs, discover three spacious bedrooms, including a serene primary suite complete with a beautifully finished ensuite and generous walk-in closet. With quick possession available, this home is ready for you to move in and enjoy all that Waterford has to offer. Experience the perfect blend of comfort, style, and convenience — your new home awaits at 269 Waterford Way. ***Unlock Your First Home with the GST Rebate! The First-Time Home Buyers' GST Rebate could save you up to \$50,000 on a new home! You must be 18+, a Canadian citizen or permanent resident, and haven't owned or lived in a home you or your spouse/common-law partner owned in the last four years. This is a LIMITED-TIME opportunity— Homes placed under contract after May 27, 2025 are eligible, Terms and conditions are subject to the Government of Canada/CRA rules and guidelines. *** Call today!