



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**261 Waterford Way
Chestermere, Alberta**

MLS # A2274675



\$559,900

Division:	Waterford		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,687 sq.ft.	Age:	2025 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, City Lot, Interior Lot, Level, Rectangular Lot, Street Lighting		

Heating:	Floor Furnace
Floors:	Carpet, Tile, Wood
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Mixed
Foundation:	Poured Concrete
Features:	Double Vanity, Kitchen Island, Pantry, Quartz Counters, Separate Entrance, Walk-In Closet(s)

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-3
Utilities:	-

Inclusions: N/A

Welcome to this beautifully crafted front-attached duplex—modern, luxurious, and available for immediate possession. Designed with style and function in mind, this home offers elevated finishes throughout. Highlights: -Engineered hardwood on the main floor -Modern tile in bathrooms and laundry -Versatile loft for office, playroom, or reading space -Jack & Jill bathroom connecting two spacious bedrooms -Large primary suite with walk-in closet and dual-vanity ensuite -8 ft doors and iron wrought railings -Quartz countertops throughout -Contemporary electric fireplace -Side entrance for added convenience This home delivers exceptional comfort and contemporary elegance. Move in right away and enjoy premium features in a thoughtfully designed layout. Note: Some interior photos are of the same model for illustration only. Actual colours, finishes, and style may vary. GST Rebate Opportunity First-time buyers may qualify for the GST Rebate, saving up to \$50,000 on a new home. Eligibility applies to buyers 18+, Canadian citizens or permanent residents, who have not owned—or lived in a home owned by them or their spouse/common-law partner—in the past four years. Homes placed under contract on or after May 27, 2025 may qualify. Subject to Government of Canada/CRA guidelines. Call today!