



**GRASSROOTS**  
REALTY GROUP

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## 91 Waterford Mews Chestermere, Alberta

**MLS # A2275169**



**\$584,900**

<b>Division:</b>	Waterford		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,779 sq.ft.	<b>Age:</b>	2026 (-1 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	City Lot, Interior Lot, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Wood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	R-3
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, Pantry, Quartz Counters, Walk-In Closet(s)		

**Inclusions:** N/A

Welcome to Waterton by Douglas Homes &ndash; Modern Duplex in Waterford, Chestermere Discover modern elegance in Chestermere's Waterford community. This new-construction duplex by Douglas Homes combines sophisticated design with exceptional craftsmanship&mdash;ready for possession in approximately two months. Note: Interior photos are from a previous home with similar layout. Colours and finishings may vary. Main Floor Features An inviting open-concept layout with 9-foot ceilings and engineered hardwood flooring throughout. The kitchen features quartz countertops and quality finishes, while an electric fireplace creates a welcoming atmosphere. Upper Level Three bedrooms including a primary suite with double vanity ensuite and walk-in closet. A spacious bonus room offers flexibility for your lifestyle, and convenient upper-floor laundry adds everyday ease. Anticipated Possession: February 2025 This home is nearing completion and is expected to be ready for possession in approximately two months. ?? FIRST-TIME HOME BUYERS: Potential GST Rebate Savings Qualified first-time buyers may be eligible for the GST Rebate program, which could provide significant savings. General Eligibility Criteria: 18+ years of age Canadian citizen or permanent resident Haven't owned or lived in a home owned by you or your spouse/common-law partner in the past 4 years Homes placed under contract after May 27, 2025 may be eligible This is general information only. Buyers should verify current eligibility requirements and obtain independent advice. All terms and conditions are subject to Government of Canada/CRA rules and guidelines. Rebate amounts may vary based on individual circumstances. Call today!

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