



GRASSROOTS
REALTY GROUP

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**99 Waterford Mews
Chestermere, Alberta**

MLS # A2276924



\$629,900

Division:	Waterford		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,687 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:	City Lot, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Wood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed	Zoning:	R-3
Foundation:	Poured Concrete	Utilities:	-
Features:	French Door, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Separate Entrance		

Inclusions: N/A

Welcome to this **stylishly designed front-attached duplex**, where modern luxury meets thoughtful functionality. Crafted with today's lifestyle in mind, this home features **upscale finishes**, a **smart layout**, and inviting spaces ideal for families and professionals alike. The main level is finished with **engineered hardwood flooring**, complemented by **contemporary tile** in the bathrooms and laundry area. Upstairs, a **versatile loft** offers the perfect spot for a home office, play area, or relaxing reading nook. Two generously sized bedrooms share a **convenient Jack & Jill bathroom**, while the **spacious primary retreat** impresses with a **walk-in closet** and a **dual-vanity ensuite**. Additional features include **8-foot doors**, **elegant wrought-iron railings**, **quartz countertops throughout**, and a **sleek electric fireplace** that adds both warmth and modern appeal. A **side entrance** enhances flexibility and future potential. Designed for comfort and style, this move-in-ready home delivers **refined finishes** and **contemporary elegance** in a thoughtfully planned space—perfect for those seeking quality and convenience. ***Note: Some interior photos are of a similar model and are for illustration purposes only. Actual colours, finishes, and styles may vary.*** *****GST Rebate Opportunity for First-Time Buyers***** Eligible first-time buyers may qualify for the **Government of Canada GST Rebate**, potentially saving **up to \$50,000** on a new home. Buyers must be **18 years or older**, a **Canadian citizen or permanent resident**, and must **not have owned or lived in a qualifying home** within the past **four years**. Homes **under contract on or after May 27, 2025**, may qualify. ***Subject to Government of Canada / CRA guidelines.***

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