



GRASSROOTS
REALTY GROUP

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22 Waterford Mews Chestermere, Alberta

MLS # A2282579



\$629,900

Division:	Waterford		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,937 sq.ft.	Age:	2025 (1 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-3
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Double Vanity, No Animal Home, No Smoking Home, Pantry, Walk-In Closet(s)		

Inclusions: N/A

Welcome to the brand new community of Waterford! This amazing Semi-Detached Front-Drive Garage Duplex is great at a fantastic price point and includes a Bedroom and Full Bathroom on the Main floor! This 4-bedroom, 3-bathroom beautiful home is almost 2000 square feet and is Perfect for growing families. The main level features a front porch entrance, a Full bathroom with a shower and a bedroom on the main floor with a closet, chic kitchen with a nice size pantry, a family room with an Open to Above feature and cozy nook. The Upper floor features a nice size primary bedroom with a walk-in closet and 4 piece ensuite with a total of 3 bedrooms, laundry room plus a Large Bonus Room. The basement is ready for your development and has a Separate entrance! Possession will be March 2025. Call to book your private showing today!