



**99 Waterford Mews  
Chestermere, Alberta**

**MLS # A2294278**



**\$594,900**

<b>Division:</b>	Waterford		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,687 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	City Lot, Corner Lot, Street Lighting		

<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>	French Door, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Separate Entrance		

**Inclusions:** N/A

Welcome to the Bow &mdash; a stylishly designed front-attached duplex where modern luxury meets thoughtful functionality. Nestled on a corner lot in the sought-after community of Waterford, this 3-bedroom, 2.5-bathroom home offers refined living space crafted for today's lifestyle. The main level impresses with 9-foot ceilings, engineered hardwood flooring, and an open-concept layout that flows effortlessly from the kitchen through to the great room &mdash; anchored by a sleek electric fireplace for warmth and ambiance. Step outside to a treated wood deck, perfect for morning coffee or evening entertaining. Upstairs, a versatile loft provides the ideal space for a home office, play area, or reading nook. Two generously sized bedrooms share a well-appointed bathroom, while the primary retreat impresses with a walk-in closet and a dual-vanity ensuite. Upper floor laundry adds everyday convenience right where you need it. Additional highlights include quartz countertops throughout, contemporary tile in all wet areas, elegant wrought-iron railings, 8-foot doors, and a basement side entry that offers excellent future potential. This move-in-ready home delivers refined finishes and contemporary elegance in a thoughtfully planned space &mdash; ideal for families and professionals seeking quality and convenience. The builder's DH \$20K Limited Savings incentive has already been applied to the purchase price. 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.