



**GRASSROOTS**  
REALTY GROUP

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## 31 Waterford Mews Chestermere, Alberta

**MLS # A2344922**



# \$549,900

|                  |                                                          |               |                  |
|------------------|----------------------------------------------------------|---------------|------------------|
| <b>Division:</b> | Waterford                                                |               |                  |
| <b>Type:</b>     | Residential/Duplex                                       |               |                  |
| <b>Style:</b>    | 2 Storey, Attached-Side by Side                          |               |                  |
| <b>Size:</b>     | 1,571 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> | 0.07 Acre                                                |               |                  |
| <b>Lot Feat:</b> | City Lot, Interior Lot, Rectangular 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>   | Double Vanity, Kitchen Island, Pantry, Quartz Counters, Separate Entrance, Walk-In Closet(s) |                   |     |

|                    |     |
|--------------------|-----|
| <b>Inclusions:</b> | N/A |
|--------------------|-----|

Discover the charm of this beautiful home, ideally located in the heart of Waterford, Chestermere. This stylish duplex with a double front-attached garage offers modern comfort paired with timeless design. The open-concept main floor features 9’ ceilings, elegant finishes, and a well-appointed kitchen that flows seamlessly into the living and dining areas – perfect for both everyday living and entertaining. The upper level includes three spacious bedrooms, highlighted by a serene primary suite with a beautifully finished ensuite and a generous walk-in closet. With quick possession available, this home is move-in ready and perfectly positioned to enjoy everything Waterford has to offer. Unlock Your First Home with the GST Rebate! Eligible first-time buyers could save up to \$50,000 on a new home. Applicants must be 18+, a Canadian citizen or permanent resident, and must not have owned or lived in a home owned by themselves or a spouse/common-law partner within the last four years. Homes placed under contract after May 27, 2025 qualify. Terms and conditions apply as per Government of Canada/CRA guidelines. Note: Interior photos are from a similar home for illustration purposes. Style and interior colours may vary. Call today!