



GRASSROOTS
REALTY GROUP

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**35 Waterford Mews
Chestermere, Alberta**

MLS # A2344926



\$569,900

Division:	Waterford		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,779 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	City Lot, Interior Lot, Rectangular Lot		

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:	Double Vanity, Pantry, Quartz Counters, Walk-In Closet(s)		

Inclusions: N/A

Welcome to this beautiful front-attached garage duplex, located in the sought-after community of Waterford, Chestermere. This stunning home offers modern elegance and exceptional craftsmanship throughout. Step inside to soaring 9' main floor ceilings and a bright open-concept layout featuring engineered hardwood floors, a cozy electric fireplace, and a designer kitchen with quartz countertops and premium finishes. Upstairs, you'll find a spacious bonus room, convenient upper-floor laundry, and three comfortable bedrooms. The luxurious primary suite includes a double vanity ensuite and a walk-in closet — designed for everyday comfort and style. With quick possession available, this home is move-in ready and waiting for you to experience the best of Waterford living. Unlock Your First Home with the GST Rebate! The First-Time Home Buyers' GST Rebate could save you up to \$50,000 on a new home! You must be 18+, a Canadian citizen or permanent resident, and haven't owned or lived in a home you or your spouse/common-law partner owned in the last four years. This is a LIMITED-TIME opportunity—homes placed under contract after May 27, 2025 are eligible. Terms and conditions are subject to the Government of Canada/CRA rules and guidelines. Note: Interior photos are from a similar home for illustration purposes. Style and interior colours may vary. Call today!