

## 95 Waterford Mews Chestermere, Alberta

MLS # A2276677



# \$579,900

<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>	0.07 Acre		
<b>Lot Feat:</b>	City 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 this beautifully designed front-attached duplex, offering modern luxury. Thoughtfully crafted with both style and functionality in mind, this home showcases upscale finishes and a smart, family-friendly layout. The main floor features engineered hardwood flooring, while modern tile accents enhance the bathrooms and laundry area. A versatile upper-level loft provides the perfect space for a home office, playroom, or cozy reading nook. Two spacious bedrooms are connected by a convenient Jack & Jill bathroom, while the expansive primary retreat boasts a walk-in closet and a dual-vanity ensuite. Additional highlights include 8-foot doors, elegant wrought-iron railings, quartz countertops throughout, and a contemporary electric fireplace that adds warmth and style. A side entrance offers added flexibility and convenience. This home delivers exceptional comfort, refined finishes, and contemporary elegance—move in right away and enjoy premium living in a thoughtfully designed space. Note: Some interior photos are of the same model and are for illustration purposes only. Actual colors, finishes, and styles may vary. GST Rebate Opportunity: First-time home buyers may be eligible for the GST Rebate, potentially saving up to \$50,000 on a new home. Buyer must be 18+, a Canadian citizen or permanent resident, and 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.