

## 87 Waterford Mews Chestermere, Alberta

MLS # A2274823



# \$559,900

<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)		

**Inclusions:** N/A

Discover the charming Peyto by Douglas Homes, 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 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!