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63 Waterford Mews
Chestermere, Alberta

MLS # A2348767



$569,900

Division:	Waterford		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,687 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:	Back Yard, City Lot, Street Lighting		

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:	High Ceilings, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Walk-In Closet(s)		

Inclusions: N/A

Welcome to this beautifully designed front-attached duplex, thoughtfully crafted with style, functionality, and everyday comfort in mind. This home features quality finishes and a well-planned layout suitable for a variety of lifestyles. The main floor features engineered hardwood flooring, while modern tile accents enhance the bathrooms and laundry area. A versatile upper-level loft provides additional space for a home office, playroom, or reading area. Two spacious bedrooms are connected by a convenient Jack & Jill bathroom, while the primary bedroom offers a walk-in closet and a private ensuite with dual vanity. Additional features include 8-foot doors, elegant wrought-iron railings, quartz countertops throughout, and a contemporary electric fireplace. The home also features a walkout basement, which is currently undeveloped and offers excellent potential for future living space. GST Rebate Opportunity: Eligible first-time home buyers may qualify for the First-Time Home Buyers’ GST Rebate of up to $50,000, subject to Government of Canada and CRA eligibility requirements. Eligibility requirements apply, including age, citizenship or permanent residency, previous home ownership, and the applicable agreement date. Homes under contract on or after May 27, 2025 may qualify, subject to current program guidelines. Please note: Interior photos are of the same model and are provided for illustration purposes only. Actual colours, finishes, selections, and features may vary. Call today!

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