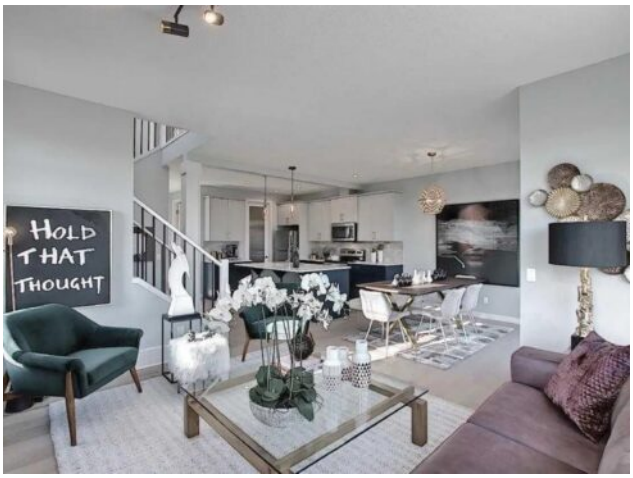
587-899-3773
justin@realtyaces.ca

39 Waterford Mews
Chestermere, Alberta

MLS # A2348794



$554,900

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:	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		

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. Call today!

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