



GRASSROOTS
REALTY GROUP

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**101 Waterford Passage
Chestermere, Alberta**

MLS # A2263541



\$935,000

Division:	Waterford		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,587 sq.ft.	Age:	2025 (0 yrs old)
Beds:	5	Baths:	4
Garage:	Triple Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Corner Lot, Level		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Separate/Exterior Entry, Unfinished	LLD:	-
Exterior:	Composite Siding, Concrete, Wood Frame	Zoning:	RC-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Quartz Counters, Separate Entrance, Walk-In Closet(s)		

Inclusions: N/A

Welcome to this stunning and thoughtfully designed home, located in the highly sought-after Waterford community of Chestermere. Situated on a wide corner lot, this residence offers over 2,500 sq ft of beautifully appointed living space, perfect for growing families or multi-generational living. Step through the grand entry into a bright and spacious main floor that features a full bedroom and 3-piece bathroom ideal for guests or extended family. The heart of the home is the open-concept kitchen, complemented by a large, fully enclosed spice kitchen with direct access from both the mudroom and main kitchen, providing the ultimate convenience for culinary enthusiasts. Upstairs, you'll find four well-sized bedrooms, including a luxurious primary suite with a spa-inspired ensuite and walk-in closet, as well as a second master suite with its own private ensuite. A large bonus room and an upstairs laundry room add practicality and comfort to this upper level. The unfinished basement offers exceptional potential, with a separate side entrance that allows for the development of a legal basement suite or custom space tailored to your needs. Located just minutes from schools, parks, shopping, and all amenities, this is an incredible opportunity to own a versatile and spacious home in one of Chestermere's fastest-growing neighborhoods.