



GRASSROOTS
REALTY GROUP

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105 Waterford Passage
Chestermere, Alberta

MLS # A2263551



\$925,000

Division:	Waterford		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,564 sq.ft.	Age:	2026 (-1 yrs old)
Beds:	5	Baths:	4
Garage:	Triple Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, City Lot		

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:	Open Floorplan, Quartz Counters, Walk-In Closet(s)		

Inclusions: N/A

Welcome to this beautifully designed over 2,500 sq ft home located in the vibrant and growing community of Waterford, Chestermere. Featuring an open floorplan and elegant finishes throughout, this home offers the perfect blend of comfort, functionality, and style. The main floor boasts a bedroom and full 3-piece bathroom, ideal for guests or multi-generational living. The spacious great room features a striking open-to-above ceiling, flooding the space with natural light and creating a bright, airy atmosphere. From the bonus room upstairs, enjoy views down to the main living area—perfect for modern family living. The chef-inspired main kitchen is complemented by a generously sized spice kitchen, offering convenience and versatility for everyday cooking and entertaining. Upstairs, you’ll find four well-appointed bedrooms, including a primary master suite with a luxurious ensuite and walk-in closet, as well as a secondary master bedroom with its own private ensuite. A spacious bonus room and upstairs laundry complete the upper level, offering practical living spaces for the whole family. The unfinished basement includes a separate side entrance, providing a fantastic opportunity to develop a legal suite or custom basement to suit your needs.