



GRASSROOTS
REALTY GROUP

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**101 Waterford Passage
Chestermere, Alberta**

MLS # A2276972



\$925,000

| | | | |
|------------------|---------------------------------|---------------|------------------|
| Division: | Waterford | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,668 sq.ft. | Age: | 2026 (0 yrs old) |
| Beds: | 5 | Baths: | 4 |
| Garage: | Triple Garage Attached | | |
| Lot Size: | 0.14 Acre | | |
| Lot Feat: | Back Yard, City Lot, Corner Lot | | |

| | | | |
|--------------------|---|-------------------|------|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Tile, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Cement Fiber Board, Composite Siding, Concrete, Stone, Wood Frame | Zoning: | RC-1 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Kitchen Island, Open Floorplan, 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 2,600 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 neighbourhoods.