

**101 Waterford Passage  
Chestermere, Alberta**

**MLS # A2276972**

**\$899,000**



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

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
-----------------	------------	---------------	---

<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
----------------	---------------------------	---------------	---

<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
--------------	-----------------	-------------------	---

<b>Basement:</b>	Full	<b>LLD:</b>	-
------------------	------	-------------	---

<b>Exterior:</b>	Cement Fiber Board, Composite Siding, Concrete, Stone, Wood Frame	<b>Zoning:</b>	RC-1
------------------	---	----------------	------

<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
--------------------	-----------------	-------------------	---

<b>Features:</b>	Kitchen Island, Open Floorplan, Quartz Counters, Separate Entrance, Walk-In Closet(s)
------------------	---

<b>Inclusions:</b>	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.