

**101 Waterford Passage**  
**Chestermere, Alberta**

**MLS # A2276972**



**\$849,000**

|                  |                                 |               |                  |
|------------------|---------------------------------|---------------|------------------|
| <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) |                   |      |

**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.