



**101 Waterford Passage
Chestermere, Alberta**

MLS # A2318006



\$825,000

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:	Corner Lot		

Heating: Forced Air

Floors: Carpet, Tile, Vinyl Plank

Roof: Asphalt Shingle

Basement: Full

Exterior: Composite Siding, Concrete, Stone, Wood Frame

Foundation: Poured Concrete

Features: Open Floorplan, Quartz Counters

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: RC-1

Utilities: -

Inclusions: N/A

Welcome to this exceptional, thoughtfully designed home in the highly sought-after Waterford community of Chestermere. Perfectly positioned on a spacious corner lot, this impressive residence offers over 2,600 sq. ft. of beautifully finished living space, thoughtfully crafted for growing families and multi-generational living. Step inside to a grand foyer that opens to a bright, functional main floor featuring a spacious bedroom and a full 3-piece bathroom ideal for guests, extended family, or a home office. At the heart of the home, you'll find a stunning open-concept kitchen designed for both everyday living and entertaining. Culinary enthusiasts will appreciate the fully enclosed spice kitchen, conveniently accessible from both the main kitchen and mudroom, providing additional prep space and enhanced functionality. Upstairs, discover four generously sized bedrooms, including a luxurious primary retreat complete with a ensuite and walk-in closet. A second primary-style bedroom with its own private ensuite offers exceptional flexibility for larger families or visiting guests. The upper level is further enhanced by a spacious bonus room, perfect for relaxing or gathering, along with the convenience of an upstairs laundry room. The unfinished basement presents endless possibilities, featuring a separate side entrance that creates excellent potential for a future legal basement suite, mortgage helper, or custom living space tailored to your needs. Ideally located just minutes from schools, parks, shopping, and everyday amenities, this remarkable property offers the perfect blend of space, comfort, and future potential in one of Chestermere's fastest-growing and most desirable neighbourhoods.