



GRASSROOTS
REALTY GROUP

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**117 Waterford Passage
Chestermere, Alberta**

MLS # A2344496



\$888,888

Division:	Waterford		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,452 sq.ft.	Age:	2026 (0 yrs old)
Beds:	6	Baths:	5
Garage:	Off Street, Triple Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	RC-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Chandelier, Closet Organizers, Double Vanity, French Door, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Tray Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	n/a		

Welcome to this exceptional park-facing home on a CONVENTIONAL LOT in the sought-after community of Waterford Park. Offering a spacious and thoughtfully designed layout, this impressive 3-garage home features two living areas on the main floor, a dedicated den, a spice kitchen, a modern main kitchen with built-in appliances, and a full bathroom. Upstairs, you'll find four bedrooms, including two luxurious primary suites, each featuring a 5-piece ensuite, along with a spacious bonus room, convenient upper-level laundry, generous walk-in closets, and plenty of additional space for the entire family. The fully developed basement further enhances the home with a 2-bedroom LEGAL suite, offering a large living area, spacious kitchen, separate laundry, and a 4-piece bathroom. With its park-facing location, multiple living spaces, upscale features, and versatile layout, this home offers an exceptional combination of comfort, functionality, and investment potential.