



GRASSROOTS
REALTY GROUP

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153 Waterford Passage
Chestermere, Alberta

MLS # A2345501



\$1,049,900

Division:	Waterford		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,221 sq.ft.	Age:	2026 (0 yrs old)
Beds:	6	Baths:	5
Garage:	Triple Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Corner Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Vinyl Siding	Zoning:	RC-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Kitchen Island, Open Floorplan, Separate Entrance, Walk-In Closet(s)		

Inclusions: Range Hood x2

NEW BUILD IN WATERFORD!! RIGHT ACROSS FUTURE GREEN SPACE!! 4500+ SQFT OF LIVING SPACE!! 7 BEDROOMS 5 BATHROOMS!! MAIN FLOOR BEDROOM + FULL BATH!! SEPARATE ENTRANCE TO BASEMENT!! TRIPLE ATTACHED GARAGE!! Step into a beautifully designed main floor featuring a spacious bedroom and 3pc bath. The open-concept layout flows seamlessly from the dining area into a stunning living room with a fireplace and HUGE windows open to above, bringing in incredible natural light. The chef-inspired kitchen is loaded with luxury finishes, featuring a large island, BUILT-IN appliances, extensive cabinetry, and a fully equipped spice kitchen. The upper floor offers 4 generously sized bedrooms, including a PRIMARY BEDROOM with a 5pc ensuite and walk-in closet. One additional bedroom features its own 5pc bath with access from the hallway, while two more bedrooms share a convenient JACK & JILL 4pc bath. Laundry is also located on this level along with a HUGE bonus room, perfect as a family room or entertainment space. The basement, with its SEPARATE ENTRANCE, includes 2 bedrooms, a 4pc bath, a spacious rec room, and a wet bar. Located in the growing community of Waterford, this home sits RIGHT IN FRONT of a playground and future school, facing beautiful green space, with all major amenities just minutes away. CRAFTED FOR COMFORT, DESIGNED TO IMPRESS—A TRUE WATERFORD SHOWPIECE!! THIS HOME QUALIFY FOR THE FIRST-TIME HOME BUYERS' GST REBATE, SUBJECT TO ELIGIBILITY REQUIREMENTS! THERE IS A POSSIBILITY THAT BUILDER CAN DO A LEGAL BASEMENT SUITE AT ADDITIONAL COST.

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