

# \$935,000 - 101 Waterford Passage, Chestermere

MLS® #A2263541

**\$935,000**

5 Bedroom, 4.00 Bathroom, 2,587 sqft

Residential on 0.14 Acres

Waterford, Chestermere, Alberta

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 2,500 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 neighborhoods.

Built in 2025



## THE PALLISER

5 4 3

TOTAL 2,596.84 SQ FT



MAIN FLOOR | 1,217.94 SQ FT

UPPER FLOOR | 1,368.90 SQ FT

  
**DEVINE**  
CUSTOM HOMES

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2263541    |
| Price          | \$935,000   |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 4           |
| Square Footage | 2,587       |
| Acres          | 0.14        |
| Year Built     | 2025        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

## Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 101 Waterford Passage |
| Subdivision | Waterford             |
| City        | Chestermere           |
| County      | Chestermere           |
| Province    | Alberta               |
| Postal Code | T1X 3B4               |

## Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 6                      |
| Parking        | Triple Garage Attached |
| # of Garages   | 3                      |

## Interior

|                   |                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------|
| Interior Features | Quartz Counters, Separate Entrance, Walk-In Closet(s)                                       |
| Appliances        | Dishwasher, Gas Range, Microwave, Range Hood, Refrigerator, Oven-Built-In, Electric Cooktop |
| Heating           | Forced Air                                                                                  |
| Cooling           | None                                                                                        |
| Fireplace         | Yes                                                                                         |
| # of Fireplaces   | 1                                                                                           |
| Fireplaces        | Electric                                                                                    |
| Has Basement      | Yes                                                                                         |
| Basement          | Full, Exterior Entry, Unfinished                                                            |

## Exterior

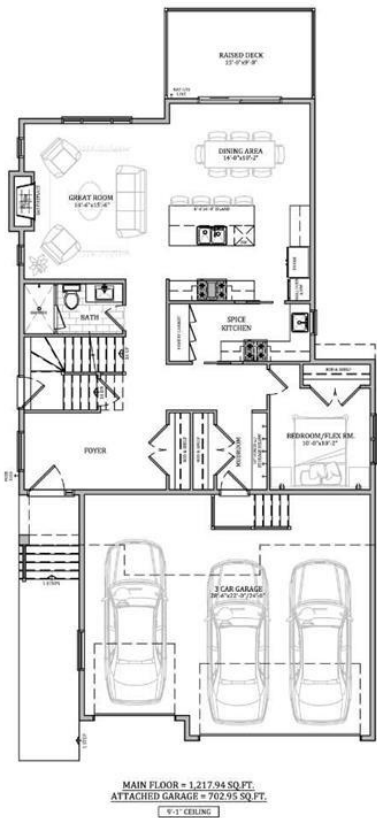
|                   |                             |
|-------------------|-----------------------------|
| Exterior Features | BBQ gas line, Private Yard  |
| Lot Description   | Corner Lot, Level           |
| Roof              | Asphalt Shingle             |
| Construction      | Composite Siding, Concrete, |
| Foundation        | Poured Concrete             |

Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 10th, 2025 |
| Days on Market | 12                 |
| Zoning         | RC-1               |

Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|



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