



GRASSROOTS
REALTY GROUP

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**116 Seagreen Link
Chestermere, Alberta**

MLS # A2234754



\$764,900

Division:	Rainbow Falls		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,405 sq.ft.	Age:	2007 (18 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.11 Acre		
Lot Feat:	Backs on to Park/Green Space, Level, No Neighbours Behind, Rectangular Lot		

Heating:	Central	Water:	-
Floors:	Carpet, Hardwood, Other, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Stone Counters, Storage, Walk-In Closet(s)		

Inclusions: Garage Door remote(1), Electric range (basement), Range hood (basement), tv wall mounts (except in Gazebo), Gazebo and privacy shades, Large shed.

BACKING ONTO GREEN SPACE and ideally located in the desirable community of Rainbow Falls, close to walking and biking paths, schools, shops and restaurants, the Chestermere Family Bike Park and just a short drive to Chestermere's public beach is this 3 bedroom, 3.5 bathroom, fully developed 2 storey home with SEPARATE BASEMENT ENTRANCE and SECOND KITCHEN. Enjoy your morning coffee on the front porch as you send the kids off to school just a few blocks away. The main floor features an open-concept kitchen with large walk-through pantry and island with eating bar, a living room with cozy gas fireplace and custom built-ins, and a dining area, which overlooks the quiet, treed green space out back. The main floor is bathed in natural light from the large south-facing windows. There's also a spacious den/flex space which could serve as a formal dining room or home office, a main floor laundry area and discrete powder room on this floor. Upstairs you'll find a large bonus room with corner gas fireplace and three very good-sized bedrooms, including the primary with massive walk-in closet, 5 piece ensuite and its own private balcony overlooking the green space. Another 4 piece bathroom completes this floor. The WALK-UP BASEMENT has a bachelor-style ILLEGAL SUITE with SEPARATE SIDE ENTRANCE, large storage/flex room/office, a spacious living room and SECOND KITCHEN. The sunny south facing back yard is the perfect place to unwind after a long day or enjoy a weekend BBQ with family and friends! This home offers endless possibilities for a large or growing family in a location that's hard to beat!