



GRASSROOTS
REALTY GROUP

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108 Seagreen Lane
Chestermere, Alberta

MLS # A2279964



\$925,000

Division:	West Creek		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,469 sq.ft.	Age:	2010 (16 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Low Maintenance Landscape, Rectangular Lot, Views		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, No Smoking Home, Walk-In Closet(s)		

Inclusions:	Na
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This gorgeous 5-bedroom, 4-bathroom home features a fully finished WALK-OUT basement backing onto a serene pond with scenic walking paths. The open-concept main floor showcases impressive 18-foot vaulted ceilings, a striking wrought-iron staircase, and hardwood flooring throughout. The spacious main kitchen is equipped with stainless steel appliances, granite countertops, custom cabinetry, a large walk-through pantry, and an oversized centre island overlooking the separate dining area and the inviting living room with a gas fireplace. A dedicated SPICE kitchen with gas stove adds exceptional functionality and convenience for cooking enthusiasts. Completing the main level are a front-facing office, 2-piece powder room, convenient laundry area, and a generous mudroom with access to the double attached garage. Upstairs, you'll find a spacious primary bedroom with a luxurious 5-piece ensuite, walk in closet, three additional well-sized bedrooms, and a 4-piece main bathroom. The fully developed walk-out basement offers an oversized family room with access to the lower patio, an additional bedroom, recreational area, and another 4-piece bathroom. Added bonuses include a gas line for BBQ on the upper deck, central air conditioning, reverse osmosis water system, and central vacuum. Ideally located close to schools, parks, shopping, and major roadways. This home truly shows 10 out of 10!