



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**128 Seagreen Manor
Chestermere, Alberta**

MLS # A2283637



\$699,900

Division:	Rainbow Falls		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,209 sq.ft.	Age:	2007 (19 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Landscaped, Rectangular Lot, Treed		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Pantry, Storage, Walk-In Closet(s)		

Inclusions: TV Mounts x 3, Storage shed in backyard

OPEN HOUSE SATURDAY 12:00-3:00PM Beautiful family home seeking new owner! Located on a quiet and well established street in Rainbow Falls, within walking distance to all amenities. You will be immediately impressed by the spacious entrance and bright, natural light. The main floor boasts **HARDWOOD FLOORS**, an open floor plan, and a cozy **GAS FIREPLACE** with floor-to-ceiling tile. The kitchen is set up perfectly for cooking and entertaining, with ample cabinet space, **GRANITE COUNTERTOPS**, **STAINLESS STEEL APPLIANCES** and a spacious pantry. **RENOVATED** 2pc guest washroom, dining room and laundry room complete the main floor. Head upstairs and you will find 3 spacious bedrooms and a large bonus room. Primary bedroom has an awesome walk-in closet and 5pc ensuite, equipped with dual vanities and a relaxing **SOAKER TUB**. Partially finished basement is framed and roughed-in for a bathroom and wet bar. All it needs is your creative touch! You will enjoy hanging in your sunny **SOUTH FACING BACKYARD**, featuring a large deck with **BBQ gas line**, stamped concrete patio and huge garden shed. Mature landscaping provides privacy. Other notable features include: **OVERSIZED DOUBLE CAR GARAGE**, **CENTRAL AIR CONDITIONING**, water-filtration system and some updated carpet and tile flooring. This family friendly community is the perfect place to settle. Within walking distance to the Elementary school, Middle school, Seagreen community gardens, hockey rink, skate park, community waterfalls and Chestermere Lake - You will **LOVE** living here! Book a showing before it's too late and **CHECK OUT THE 3D VIRTUAL TOUR!**