



GRASSROOTS
REALTY GROUP

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**125 Seagreen Manor
Chestermere, Alberta**

MLS # A2295360



\$720,000

Division:	Rainbow Falls		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,494 sq.ft.	Age:	2008 (18 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway, Garage Faces Front, Heated Garage, Ins		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Landscaped, Rectangular Lot, Treed		

Heating:	High Efficiency, 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, Ceiling Fan(s), Central Vacuum, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Soaking Tub, Storage, Sump Pump(s), Tankless Hot Water, Vinyl Windows, Walk-In Closet(s)

Inclusions: Garage Heater (Electric), TV & Mount in Secondary Bedroom, Armoire in Primary, Built-in shelving in Garage, Fire pit & Firewood in Backyard

OPEN HOUSE SAT MARCH 28 2:00-4:00 Beautifully maintained home being sold for the 1st time! Located on a quiet and well established street in Rainbow Falls, within walking distance to all amenities. Wonderful floor plan with 3 bedrooms, 2.5 bathrooms and nearly 2500 SQ FT! You will be immediately impressed by the vaulted entrance and bright, natural light. The main floor boasts HARDWOOD FLOORS, 9 FT CEILINGS and an open concept with tons of windows. The kitchen is set up perfectly for cooking and entertaining, with a MASSIVE QUARTZ ISLAND, stainless steel appliances, dark maple cabinetry and a convenient walk-thru pantry. Carry your groceries directly from the garage, straight into the kitchen. There is also an office space with French doors and 2-pc guest washroom on the main level. Head upstairs to your incredible owners retreat, equipped with its own relaxation nook, to enjoy lounging or reading. 5-pc ensuite has DUAL VANITIES, SOAKER TUB and WALK IN CLOSET. Two more bedrooms, a 4-pc bathroom and a sun filled bonus room complete the upper level. Basement has been framed and is awaiting your creative touch. The backyard features a large deck, screened pergola and lush and private landscaping. Storage shed and fire pit are included. HEATED GARAGE with ample shelving and large driveway. CENTRAL AIR CONDITIONING and GAS FIREPLACE will keep you comfortable all year long. Other bonuses include: TANKLESS HOT WATER HEATER, sump pump, central vacuum and 2 high efficiency furnaces. This is a lovingly maintained ORIGINAL OWNER HOME in a family friendly community. 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!