



GRASSROOTS
REALTY GROUP

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**125 Seagreen Manor
Chestermere, Alberta**

MLS # A2295360



\$700,000

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

BEST PRICE FOR SQUARE FOOTAGE! Superb value! 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!