



**108 Seagreen Lane
Chestermere, Alberta**

MLS # A2313164



\$849,999

Division:	West Creek		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,451 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:	Backs on to Park/Green Space, Landscaped, No Neighbours Behind, See Re		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Chandelier, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, See Remarks, Walk-In Closet(s)		

Inclusions: 2x AC units, Front Lawn irrigation system.

Welcome to this beautifully designed and exceptionally spacious walkout home built on 48’ lot, offering over 3400 SQ. FT living space, over 2,450 SQ.FT above grade in the sought-after community of Chestermere. From the moment you enter, you are greeted by an inviting foyer and a thoughtfully designed main floor featuring a dedicated office, spacious living area with soaring open-to-below 18 FT high ceilings, and large windows that flood the home with natural light. The open-concept kitchen is perfectly positioned for entertaining with stainless steel appliances and is complemented by a full spice kitchen, generous dining area, and convenient mudroom and laundry space. The balcony extends your living space outdoors, with a beautiful view of a pond and walking trail. The upper level continues to impress with four spacious bedrooms, including a luxurious primary retreat featuring a walk-in closet and a stunning 5-piece ensuite. The open-to-below feature overlooking the main floor adds a grand and elegant feel, rarely found in today’s homes, while the additional bedrooms and full bathroom provide flexibility and comfort for a variety of lifestyles. The fully developed walkout basement offers incredible additional living space with a large recreation room, family area, bedroom, full bathroom, and direct access to the backyard patio—ideal for entertaining, guests, or multi-generational living. Combining size, functionality, and a highly desirable walkout layout, this home presents a rare opportunity in a fantastic location