



**GRASSROOTS**

REALTY GROUP

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**188 Magenta Crescent  
Chestermere, Alberta**

**MLS # A2325760**



**\$929,900**

<b>Division:</b>	Rainbow Falls		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,404 sq.ft.	<b>Age:</b>	2009 (17 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Paved, Triple Garage Attached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Yard, Few Trees, Front Yard, Lawn, Low Maintenance Landscape, No B		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Central Vacuum, Chandelier, Closet Organizers, Granite Counters, Jetted Tub, Pantry		

**Inclusions:** NA

MODERN LIVING AT ITS BEST! This home boasts of 5 bedrooms, 3.5 bathrooms, triple car garage with RV parking and loads of state of the art upgrades. Walking up to the front door you first land on the covered front porch for a nice sit-out during those nice spring, summer and fall days ( without snow). Enter in to gleaming hardwood floors all through the main floor. To the right of the spacious foyer is the den/home office with a huge window that brings in natural light. As you proceed you are greeted with the warmly beautiful ambience of an open-concept layout. Living room, kitchen and dining flowing in harmonious rhythm. The walk through pantry flows into the mudroom and laundry room. The cabinetry in the mudroom/laundry is just functional and amazing. Come up the stairs Into a bonus room with a flood of natural light. From there you access two good size rooms and a 4 pace bathroom. Down the hall, the huge primary bedroom adorned with a 5PCE LUXURIOUS SPA. You have to see this for yourself to really appreciate the full value. On the lower level yo have huge REC area and Flex room. Then 2 bedrooms and a 3pce bathroom completes the living arrangement on the lower level. NEW FURNACE INSTALLED JANUARY 2024. NEW HOT WATER TANK INSTALLED FEBRUARY 2025. The low maintenance landscape has stone work on the patio, mature trees from the side of the property and lining the fence enclosing a huge backyard. This property is situated within walking distance of amenities in the sprawling city of Chestermere. This one will not last. Call today for your private viewing.