



GRASSROOTS
REALTY GROUP

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**109 Seagreen Link
Chestermere, Alberta**

MLS # A2329986



\$699,900

Division:	Rainbow Falls		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,419 sq.ft.	Age:	2008 (18 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, City Lot, Front Yard, Fruit Trees/Shrub(s), Landscaped, Rectangular		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Breakfast Bar, Ceiling Fan(s), Central Vacuum, Closet Organizers, High Ceilings, Kitchen Island, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Alarm.com hardware & camera on garage stays, all TV wall mounts, shed, Buture vacuum		

Welcome to your dream home in the vibrant community of Rainbow Falls, Chestermere! This stunning property perfectly balances style, space, and functionality. Step inside to a bright, airy main floor where you'll be greeted with a remarkably large front foyer. This grand, oversized entranceway offers a welcoming feel with abundant space to comfortably greet guests and transition into the home. The dedicated office area provides an ideal, quiet workspace for those who work from home. At the heart of the house is a modern kitchen featuring a central island with seating for three, a large walk-through pantry, and upgraded appliances (3–4 years old), including a gas cooktop, stove, and a fridge with water and ice. The living room contains a gas fireplace and is open to the second floor, creating an expansive, sun-drenched vibe with freshly updated carpet on the main floor. Convenience is key with a spacious mudroom, a main-floor laundry room, and a generous powder room completing this level. Heading upstairs, you will find three good-sized bedrooms, highlighted by a large primary suite that boasts a good sized walk-in closet and a private 4-piece ensuite complete with a separate shower and a soothing soaker tub. A central 4-piece main bathroom serves the rest of the floor, alongside a versatile bonus room currently being utilized as an extra bedroom. The basement is partially developed with a games room, framed bedroom, rough in bathroom and another area that could be used as kids play room. Out back, the massive, fully fenced yard backyard which offers plenty of room to play and entertain. It currently features an above-ground swimming pool, which is negotiable with the sale. Location is everything! This home is within easy walking distance of both Rainbow Creek Elementary School and Chestermere Lake Middle School. Best of all, you are just

steps away from Chestermere Lake, a spectacular 600 acre, 5 km long destination for boating, summer fun, and winter skating. Act fast...this exceptionally priced gem won't stay on the market long, so schedule your viewing before it's gone!