



GRASSROOTS
REALTY GROUP

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128 Seagreen Way
Chestermere, Alberta

MLS # A2349413



\$735,000

Division:	Rainbow Falls		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,543 sq.ft.	Age:	2007 (19 yrs old)
Beds:	4	Baths:	3 full / 2 half
Garage:	Converted Garage, Double Garage Attached, Driveway, Front Drive, Heated C		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard		

Heating:	High Efficiency, Forced Air, Heat Pump	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Double Vanity, Kitchen Island, Pantry, Quartz Counters, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar		

Inclusions: Beverage cooler (in the kitchen), TV & bracket (in the rear/west bedroom), gazebo, hot tub (as-is), mini-ductless split heat pump, garage air conditioner/heater, and a shed.

Fully renovated, move-in ready, and with a built-in space for your home-based business! This 2007-built two-storey sits on a quiet street in Rainbow Falls, one of Chestermere's most established neighbourhoods. It had a complete, no-expense-spared renovation in 2022, and the big-ticket items are done: the Class 3 impact-resistant roof, furnace and central air conditioning are all approximately four years old, including every appliance. There's nothing left to do but unpack. The main floor was redesigned with a more open entry, updated archways and outdated features removed. High-end flooring, baseboards, paint (ceilings included), and painted doors with modern hardware run throughout. Nine-foot ceilings lead to the open-to-below living room, which centres on a new floor-to-ceiling gas fireplace. The custom kitchen has a large island and an expanded pantry with added cabinetry, and it opens to a bright breakfast nook. A purpose-built mudroom with custom cabinets, a main-floor den that works well as a home office, and a 2-piece bath complete the level. Upstairs, the laundry has been moved to where you need it. The primary retreat has a fully redone 5-piece ensuite with a smart toilet (heated seat, bidet and remote) and two redesigned walk-in closets. Two more bedrooms and a 4-piece bath with added custom storage complete the upper floor. The fully finished lower level adds a large rec room and bar, a fourth bedroom and a 3-piece bathroom. The standout feature is the triple oversized attached garage. Its third bay has been converted into a dedicated salon space with its own split-system heat pump (ductless) for heat and air conditioning (2023), making it an ideal setup for a home-based business, subject to the buyer obtaining approval and a business permit from the City of Chestermere. A mini-ductless air conditioner/heater was installed in the

garage in 2025. Out back, the west-facing yard is a private, low-maintenance sanctuary. It was completely redone with a new deck featuring a SpaBerry hot tub, plus a gazebo and cook shack, creating the perfect spot to unwind or entertain. A new front door and a smart thermostat round out the upgrades. This is a mature, fully built-out community with no construction nearby. Schools, shopping and walking paths are close, and Chestermere Lake and the commute to Calgary are only minutes away. Book your private showing today!