



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

125 Seagreen Passage
Chestermere, Alberta

MLS # A2350720



\$819,900

Division:	West Creek		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,516 sq.ft.	Age:	2009 (17 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Backs on to Park/Green Space, Creek/River/Stream/Pond, Few Trees, Garde		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bidet, Closet Organizers, Kitchen Island, No Smoking Home, Quartz Counters, Separate Entrance, Soaking Tub, Walk-In Closet(s)		

Inclusions: Refrigerator in basement, dishwasher in basement, gazebo, gem lights, 2 sheds, Tesla charger

Introducing an absolutely amazing property in one of Chestermere's most sought-after communities, West Creek — 125 Seagreen Passage. This gorgeous, RECENTLY RENOVATED 2-STOREY WALKOUT backs directly onto a PARK AND POND! WOW! There are AT LEAST 12 REASONS why you SHOULD BUY this home: 1) The current owners have invested OVER \$270,000 in recent years, including approximately \$160,000 in renovations in 2025/2026, over \$50,000 in basement development in 2022, and approximately \$60,000 in landscaping in 2023.ok 2) The stunning CHEF'S KITCHEN has been newly renovated and features brand-new stainless steel appliances, including a GAS STOVE, plus new stone countertops, backsplash and cabinetry. 3) Beautiful HARDWOOD FLOORING plus brand-new 24" x 24" tile throughout the main level. 4) A cozy gas fireplace in the living room, complemented by a newly tiled fireplace surround. 5) A spacious deck off the kitchen/living area overlooking the beautiful PARK AND POND — the perfect setting for morning coffee or evening relaxation. 6) A 4TH BEDROOM OR HOME OFFICE on the main floor, plus a 2-piece bathroom featuring a BIDET TOILET. 7) The incredible primary bedroom retreat features a beautiful accent wall and a GORGEOUS, FULLY RENOVATED 5-PIECE ENSUITE with a freestanding tub, separate shower, dual sinks and a high-end bidet toilet. 8) BRAND-NEW CARPET throughout the entire second level. 9) Upstairs you'll also find a generous bonus room, two large additional bedrooms and another full bathroom with a BIDET TOILET. The bathroom has been beautifully renovated, with the exception of the existing tub. 10) The fully finished WALKOUT BASEMENT is an incredible bonus, featuring a SEPARATE KITCHEN, 5th bedroom,

4-piece bathroom, laundry room, large living/rec room and a VERY LARGE DEN/OFFICE. WOW! 11) Step outside to the covered patio and enjoy the beautifully landscaped, LOW-MAINTENANCE BACKYARD, complete with extensive concrete and stonework plus a gazebo. It's an amazing place to spend summer evenings with family and friends. 12) Even more extras: TWO STORAGE SHEDS, GEMSTONE CHRISTMAS LIGHTS, an EV/Tesla charger in the garage, and an EXTRA-WIDE CONCRETE DRIVEWAY out front. Are you excited yet? With extensive renovations, a walkout basement, beautiful outdoor spaces and an incredible park-and-pond location, this property is truly special. This home will not last long — book your private viewing today!