



THE
A-TEAM

**RE/MAX
FIRST**

117 SEAGREEN Manor, Chestermere T1X 0E7

MLS® #: **A2121597**

Area: **Rainbow Falls**

Listing Date: **04/11/24**

List Price: **\$834,900**

Status: **Active**

County: **Chestermere**

Change: **-\$15k, 04-May**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Chestermere

Year Built:

2008

Lot Information

Lot Sz Ar:

5,027 sqft

Lot Shape:

Finished Floor Area

Abv Sqft:

2,788

Low Sqft:

Ttl Sqft:

2,788

DOM

38

Layout

Beds:

4 (3 1)

Baths:

3.5 (3 1)

Style:

2 Storey

Parking

Ttl Park:

4

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

Back Yard,Front Yard,Lawn

Double Garage Attached,Heated Garage,Insulated

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **BBQ gas line,Lighting**

Construction:

Stone,Vinyl Siding,Wood Frame

Flooring:

Carpet,Ceramic Tile,Hardwood

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Int Feat:

Utilities:

Central Air Conditioner,Dishwasher,Double Oven,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer,Water Softener,Window Coverings

Ceiling Fan(s),Closet Organizers,Granite Counters,Kitchen Island,No Smoking Home,Pantry,Tankless Hot Water,Walk-In Closet(s)

Room Information

Room

Kitchen

Office

Bedroom

5pc Ensuite bath

Game Room

2pc Bathroom

Level

Main

Main

Upper

Upper

Basement

Main

Dimensions

12`0" x 14`0"

10`6" x 9`11"

9`11" x 10`8"

10`10" x 13`6"

32`8" x 15`11"

5`3" x 15`5"

Room

Living Room

Bonus Room

4pc Bathroom

4pc Bathroom

Dining Room

Laundry

Level

Main

Upper

Upper

Basement

Main

Upper

Dimensions

13`10" x 12`1"

10`11" x 12`8"

8`2" x 5`8"

6`8" x 4`11"

12`3" x 11`7"

11`2" x 8`5"

Bedroom
Walk-In Closet

Upper
Upper

10`1" x 10`9"
11`2" x 9`11"

Bedroom - Primary
Bedroom
Legal/Tax/Financial

Upper
Basement

22`0" x 16`5"
10`0" x 13`5"

Title:
Fee Simple
Legal Desc:

0614738

Zoning:
R-1

Remarks

Pub Rmks: **Located in Rainbow Falls, Chestermere, this fully finished two storey detached home showcases four bedrooms, three and a half bathrooms, and over 3,800 square feet of living space. The main floor is equipped with a private office, separate dining area, and an open concept kitchen + living room area. The kitchen features a large centre island, granite countertops, newly upgraded dark stainless steel appliances (refrigerator, dishwasher, stove) and is complete with a walkthrough pantry into the mudroom — ideal for hosting your next get-together. Upstairs you'll find the incredibly spacious master bedroom accompanied by a five piece en suite, as well as a brand new custom walk-in closet. The upper level also features two additional bedrooms, a four piece bathroom, laundry area, and a versatile bonus room. This house comes equipped with a home theatre projector, screen and television in the fully developed, open layout basement, ensuring you're set for all future movie nights. An additional bedroom with a walk-in closet, as well as a four piece bathroom and storage room can also be found in the basement. The backyard is fully fenced in, landscaped, and also includes a shed and concrete patio pad. The heated two car garage is attached to the front of the house. Recent upgrades to the house also include: new roof shingles (installed September 2021), irrigation system, new instant/tankless hot water, soft water tank, dual air conditioning, home security system (including Ring doorbell), and exterior Gemstone lighting. A house with this many perks won't last long; book through ShowingTime to arrange your showing today!**

Inclusions: **Ring Doorbell, Home Theatre System in Basement (Projector, Screen and Television)**

Property Listed By: **MaxWell Canyon Creek**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











