



THE
A-TEAM

**RE/MAX
FIRST**

113 SEAGREEN Manor, Chestermere T1X0E7

MLS® #: **A2125737**

Area: **Rainbow Falls**

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

List Price: **\$848,800**

Status: **Active**

County: **Chestermere**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Chestermere**
Year Built: **2010**
Lot Information
Lot Sz Ar: **5,028 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,505**
Low Sqft:
Ttl Sqft: **2,505**

DOM

25
Layout
Beds: **5 (2 3)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

Ttl Park: **4**
Garage Sz: **2**

Access:

Lot Feat: **Low Maintenance Landscape, Square Shaped Lot**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Fireplace(s), Forced Air**
Sewer:
Ext Feat: **Private Entrance, Storage**

Construction: **Concrete, Stone, Vinyl Siding**
Flooring: **Carpet, Hardwood, Tile, Wood**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Disposal, Dryer, Microwave, Refrigerator, Stove(s), Washer**
Int Feat: **Granite Counters**
Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	14`9" x 13`9"
Dining Room	Main	9`7" x 9`11"
Laundry	Main	6`6" x 10`0"
Entrance	Main	3`11" x 10`5"
Balcony	Main	11`11" x 11`9"
Covered Porch	Main	12`8" x 4`6"
5pc Ensuite bath	Second	9`2" x 16`0"

Room	Level	Dimensions
Family Room	Main	15`9" x 17`11"
Office	Main	10`7" x 9`4"
2pc Ensuite bath	Main	4`6" x 4`7"
Living Room	Main	11`11" x 15`6"
Pantry	Main	3`7" x 4`1"
Bedroom - Primary	Second	16`0" x 13`7"
Walk-In Closet	Second	5`4" x 9`11"

4pc Bathroom	Second	8`0" x 4`11"	Walk-In Closet	Second	5`7" x 3`8"
Bedroom	Second	11`10" x 10`11"	Bedroom	Basement	10`7" x 12`0"
Bonus Room	Second	10`9" x 9`5"	Bonus Room	Second	14`1" x 12`2"
Entrance	Basement	6`0" x 8`6"	Family Room	Basement	19`8" x 13`4"
5pc Bathroom	Basement	11`2" x 5`0"	Bedroom	Basement	11`3" x 14`2"
Kitchen With Eating Area	Basement	10`5" x 13`10"	Furnace/Utility Room	Basement	10`4" x 9`5"
Bedroom	Basement	10`3" x 9`6"			

Legal/Tax/Financial

Title: Zoning:
Fee Simple **R-1**
Legal Desc: **0614738**

Remarks

Pub Rmks: **Executive Gorgeous House! FULL OF UPGRADES. Total 6 bed rooms, 3 bed rooms upstairs, main floor office and 3 bed room in the basement. Master bed room has an spacious Walkin closet spa like. Huge Bonus room and family room upstairs Large family room and forma dining area with another family room downstairs. In the most desirable community of Chestermere, Alberta. This house offers several features & upgrades which include whole main floor hardwood, throughout house huge granite counter tops, blind package, expensive tile, contemporary design kitchen, lots of maple cabinets, upgraded full size stainless steel kitchen aid appliances, fireplace, double attached garage and so much more. Dark hardwood main floor bath, spacious great room with cozy fireplace, gourmet kitchen that offers a pantry, island & nook that has access to the Fenced, landscaped back yard. New full size stainless steel appliances, Fridge, Stove, Microwave, Dishwasher, Washer and Dryer . The upper floor offers upgraded carpet, laundry, 4pc bath, 3 large size bedrooms & the master bedroom offers a full en-suite & walk in closet, shower, and jetted tub. Close to green spaces, parks, shopping, bus stop & easy access to Stoney Trail, Deerfoot, and Downtown. Executive NEW, Large and Bright basement with almost 1100 sq feet of living space with lots of big windows and several upgrades. With everything separate. Two spacious bedrooms and an executive washroom. Top of the line dark maple cabinets, Granite countertops in kitchen and bathroom. Spacious kitchen and bright living room. Upgraded new stainless steel appliances and multi speed duct fan. 02 Large bed rooms with spacious walk-in closets, lights in walk-in closets. Large kitchen area and big windows. Formal living room. Knockdown ceiling. Upgraded lighting package. New appliances including Fridge, Stove and separate Washer and Dryers. Rounded corners, Feature paint, Upgraded carpet. Separate Entrance with a separate door bell, fenced backyard.**

Inclusions: **None**
Property Listed By: **SkaiRise Realty**

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









