



THE
A-TEAM

**RE/MAX
FIRST**

120 SEAGREEN Passage, Chestermere T1X 0G5

MLS®#: **A2187263**

Area: **Rainbow Falls**

Listing Date: **01/16/25**

List Price: **\$849,999**

Status: **Active**

County: **Chestermere**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Chestermere**
Year Built: **2009**
Lot Information
Lot Sz Ar: **6,090 sqft**
Lot Shape: **16.85 x 33.52**

Finished Floor Area
Abv Sqft: **2,821**
Low Sqft:
Ttl Sqft: **2,821**

DOM

6
Layout
Beds: **5 (3 2)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Landscaped,Rectangular Lot,See Remarks**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Barbecue,Private Yard**

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Garage Control(s),Range Hood,Refrigerator,Stove(s),Window Coverings**
Int Feat: **Ceiling Fan(s),Central Vacuum,Granite Counters,High Ceilings,Kitchen Island,No Smoking Home,Open Floorplan,Pantry,Soaking Tub,Storage,Vaulted Ceiling(s),Vinyl Windows,Walk-In Closet(s)**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
2pc Bathroom	Main	4`11" x 5`11"
Living Room	Main	18`1" x 15`6"
Pantry	Main	8`7" x 4`5"
Laundry	Main	5`11" x 7`2"
Walk-In Closet	Upper	12`5" x 25`11"
Bedroom	Upper	12`4" x 11`7"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Dining Room	Main	13`9" x 12`5"
Kitchen	Main	13`0" x 13`2"
Entrance	Main	9`6" x 11`7"
Mud Room	Main	5`10" x 7`2"
Bedroom	Upper	9`7" x 11`6"
4pc Bathroom	Upper	8`4" x 4`11"

Bonus Room
Bedroom - Primary
Bedroom
Walk-In Closet
4pc Bathroom

Upper
Upper
Basement
Basement
Basement

21`6" x 12`0"
15`0" x 16`2"
11`10" x 14`3"
5`8" x 4`3"
10`10" x 9`9"

6pc Ensuite bath
Walk-In Closet
Bedroom
Family Room
Storage

Upper
Upper
Basement
Basement
Basement

12`5" x 12`9"
7`11" x 16`2"
15`6" x 15`4"
17`8" x 14`11"
12`0" x 13`11"

Legal/Tax/Financial

Title:
Fee Simple
 Legal Desc: **0813632**

Zoning:
R-1

Remarks

Pub Rmks: **This incredible home is in one of Chestermere's best neighborhoods, close to parks and green spaces. With 5 BEDROOMS, 4 BATHROOMS, and almost 3,900 sq ft of space, it's the perfect place for your family to live, play, and entertain. The MAIN FLOOR is bright and open, with TWO-STORY CEILINGS in the living room that make it feel big and airy. The KITCHEN is a dream with a 24" SCREEN on the SMART FRIDGE, an INDUCTION STOVE, a big island, and a HUGE PANTRY. There's even a FRONT OFFICE for working from home or doing homework. Upstairs, the PRIMARY BEDROOM is in its own private area, separate from the other bedrooms. It has a HUGE WALK-IN CLOSET and a spa-like ENSUITE with a DOUBLE-SIDED WALK-IN SHOWER. You'll love the LAUNDRY CHUTE that goes straight to the laundry room with its NEW LG FRONT LOAD WASHER AND DRYER. The FINISHED BASEMENT has a LARGE REC ROOM that's perfect for movie nights, games, or just hanging out. The bathroom has IN-FLOOR HEATING. Other upgrades include A/C ON THE UPPER FLOOR and a NEW FURNACE (SEPTEMBER) with ECOBEE thermostats and security system hardware. Outside, the backyard is a total paradise. It's had a \$60,000 MAKEOVER, with a THREE-TIERED COMPOSITE DECK, a sunshade roof, and wiring ready for a hot tub. The POOL WITH A SLIDE is awesome for summer fun, and it's heated with a 2-YEAR-OLD BOILER. The pool liner was replaced 6 YEARS AGO, so it's ready for years of enjoyment. There's even room in the sideyard for a SIDE-BY-SIDE VEHICLE. Other awesome features include a HEATED GARAGE and lots of big windows that let in natural light. This home is perfect for entertaining and spending time with family and friends.**

Inclusions:
 Property Listed By: **Pool Cover and winderization tarp
 Coldwell Banker Mountain Central**

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













