



THE
A-TEAM

**RE/MAX
FIRST**

100 SEAGREEN Passage, Chestermere T1X 0G5

MLS®#: **A2188756** Area: **Rainbow Falls** Listing Date: **01/29/25** List Price: **\$779,900**
 Status: **Active** County: **Chestermere** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Chestermere**
 Year Built: **2011**
Lot Information
 Lot Sz Ar: **6,038 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,201**
 Low Sqft:
 Ttl Sqft: **2,201**

DOM

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

Parking

Ttl Park: **6**
 Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Corner Lot,Gazebo,Lake,Front Yard,Lawn,Garden,Low Maintenance Landscape,Irregular Lot,Landscaped**

Park Feat:

Double Garage Attached

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Baseboard,Forced Air**
 Sewer:
 Ext Feat: **BBQ gas line,Garden,Private Yard,Rain Barrel/Cistern(s)**

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

Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Garburator,Microwave Hood Fan,Refrigerator,Stove(s),Washer,Window Coverings**
 Int Feat: **Breakfast Bar,Built-in Features,Ceiling Fan(s),Closet Organizers,Double Vanity,Granite Counters,High Ceilings,Kitchen Island,No Smoking Home,Open Floorplan,Pantry,Soaking Tub,Sump Pump(s),Vinyl Windows,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	14`1" x 13`2"
Kitchen With Eating Area	Main	13`9" x 12`1"
2pc Bathroom	Main	5`2" x 4`8"
Mud Room	Main	8`10" x 5`11"
Bedroom - Primary	Upper	13`0" x 13`0"
6pc Ensuite bath	Upper	11`7" x 11`7"

Room	Level	Dimensions
Dining Room	Main	13`0" x 9`10"
Den	Main	9`11" x 9`9"
Laundry	Main	6`1" x 5`3"
Pantry	Main	9`3" x 6`1"
Walk-In Closet	Upper	7`0" x 6`1"
Bedroom	Upper	10`3" x 9`11"

Bedroom	Upper	10`11" x 10`2"	4pc Bathroom	Upper	8`3" x 4`11"
Bonus Room	Upper	19`7" x 12`2"	Family Room	Lower	14`0" x 12`9"
Game Room	Lower	13`1" x 11`10"	Bedroom	Lower	9`9" x 9`5"
Bedroom	Lower	13`9" x 6`8"	3pc Bathroom	Lower	9`1" x 3`9"

Legal/Tax/Financial

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

Zoning:
R-1

Remarks

Pub Rmks: **Welcome to 100 Seagreen Passage in Rainbow Falls Chestermere. This fully finished and upgraded 2 storey split with a double attached garage sitting on a large corner lot with nice south exposure is the perfect mix of country charm and modern convenience. As you enter this lovely home, you're greeted by soaring ceilings and a large tiled entrance. To your left, a corner front den/office with bay windows overlooks the landscaped front yard and features built-in shelving. The mudroom off the garage also boasts plenty of built-in storage and conveniently leads to a large walk-thru pantry that connects to the kitchen. The heart of the home is the living room with its dramatic high ceilings, a floor-to-ceiling stone-like fireplace with a mantle, and a built-in TV mount for a 65-inch TV. The massive windows with automated high window coverings (remote included) flood the room with natural light. The kitchen is a chef's dream with a prep area, bullnose granite countertops, stainless steel appliances, and a breakfast bar that opens to the dining room. The bright dining area easily accommodates 8-10 people and provides access to the outdoor deck. An upgraded powder room and main floor laundry room complete this level. The upper level features a bonus room with vaulted ceilings, built-ins, and ample space for a large TV, plus three generously sized bedrooms. The primary bedroom boasts a large walk-in closet, stylish ceiling fan and a luxurious 5-piece ensuite with a separate tub and shower. The fully finished basement features two additional large bedrooms, another full bathroom, and a spacious recreation room ideal for a TV or games area. The landscaped outdoor space features a dry river, garden beds, a sandbox, and a firepit area, perfect for entertaining. Relax and enjoy the outdoors in the commercial-grade covered gazebo with a fan, lighting, and a convenient remote control. This home also features numerous recent upgrades including fresh designer paint thru-out, new lighting, automated light switches, 2 rain barrels, a high-end storage shed, and privacy screens for the gazebo. Some furniture may also be available for purchase (negotiable). Located in an excellent location, you're just blocks away from the lake, close to schools, parks, pathways, and shopping, with a short drive to Calgary. Ask your agent for more details. This home is totally move-in ready! Call your favorite agent today to view.**

Inclusions: **Rain barrels x 2, Gazebo, Storage Shed, 2 Ring Door Bells, Air Conditioner, Primary bedroom tv mount, Main floor tv mount, Main floor office built-in cabinets, Basement bedroom built-ins**

Property Listed By: **RE/MAX Real Estate (Central)**

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













