



THE
A-TEAM

**RE/MAX
FIRST**

113 SEAGREEN Manor, Chestermere T1X 0E7

MLS®#: **A2196524**

Area: **Rainbow Falls**

Listing Date: **02/23/25**

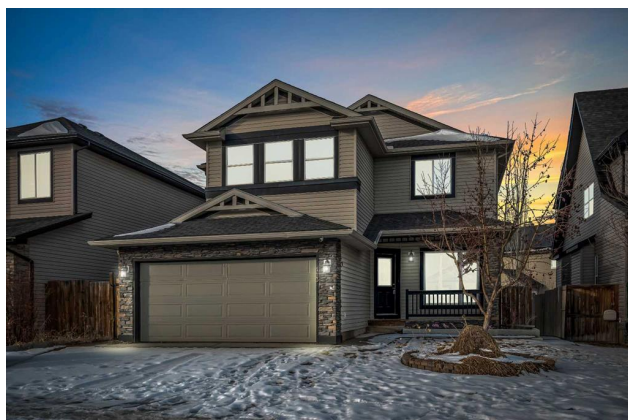
List Price: **\$759,900**

Status: **Active**

County: **Chestermere**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Chestermere**
Year Built: **2007**
Lot Information
Lot Sz Ar: **5,027 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **2,560**
Low Sqft:
Ttl Sqft: **2,560**

DOM

1
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,Few Trees,Front Yard,Landscaped,Rectangular Lot,Street Lighting**
Park Feat: **Double Garage Attached,Driveway,Front Drive,Garage Door Opener,Garage Faces Front,Off Street,On Street,Outside**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Fireplace(s),Forced Air,Natural Gas**
Sewer:
Ext Feat: **Lighting,Private Yard,Rain Gutters,Storage**

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

Kitchen Appl: **Dishwasher,Garage Control(s),Microwave,Range Hood,Refrigerator,Stove(s),Washer/Dryer,Window Coverings**
Int Feat: **Ceiling Fan(s),Central Vacuum,No Smoking Home,Pantry,Separate Entrance,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	18`9" x 20`1"
Living Room	Main	18`0" x 18`0"
Bedroom	Upper	10`9" x 12`2"
Walk-In Closet	Upper	7`11" x 9`11"
Bedroom	Basement	10`5" x 9`8"
2pc Bathroom	Main	4`7" x 4`8"
Foyer	Main	5`1" x 11`1"

Room	Level	Dimensions
Laundry	Main	6`7" x 10`4"
4pc Bathroom	Upper	8`1" x 5`0"
Bonus Room	Upper	18`2" x 21`8"
4pc Bathroom	Basement	11`4" x 5`1"
Living Room	Basement	19`4" x 13`7"
Dining Room	Main	12`11" x 15`9"
Office	Main	10`8" x 9`6"

4pc Ensuite bath
Bedroom - Primary
Bedroom
Furnace/Utility Room

Upper
Upper
Basement
Basement

12`8" x 16`2"
16`3" x 13`10"
11`5" x 14`3"
10`5" x 9`6"

Bedroom
Walk-In Closet
Kitchen

Upper
Upper
Basement

12`0" x 11`0"
5`9" x 3`9"
17`2" x 19`9"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

0614738

Zoning:
R-1

Remarks

Pub Rmks:

3D VIRTUAL TOUR AVAILABLE. Welcome to this beautiful fully FINISHED house in Seagreen Manor one of the most desirable community in Chestermere, this has 3626.83 square feet of livable space. The charming curb appeal will capture your heart at first glance. As soon as you walk into the house, you are greeted with very bright and open concept, HARDWOOD FLOORS, carpet and 9ft ceilings throughout the main floor. There is a well laid out formal LIVING ROOM adjacent with a family room which has a very cozy gas FIRPLACE. There is a stunning kitchen which is adjacent to the dining room and has high end stainless steel appliances, granite counter tops, lots of storage space and a PANTRY. The main floor also has a 2pc bath, an OFFICE ROOM, Laundry room and a DOUBLE CAR GARAGE ATTACHED for your cold snowy Alberta winters. Upper floor has a primary bedroom with a walk-in closet & ensuite 4pc bath, two very decent size bedrooms with a 4pc bath, a very good size BONUS ROOM with big windows and a small den area. Basement has an illegal suite, basement has a separate entrance, two spacious bedrooms, a 4pc bathroom, a huge family room, a spacious dining room and a decent size kitchen. The LOCATION of this house is absolutely fantastic, it's close to Chestermere LAKE, Chestermere Station shopping complex, it's close to green spaces, parks, shopping plazas, bus stop, easy access to Stoney Trail, Deerfoot, and Calgary Downtown and it's only few minutes away from various restaurants.

Inclusions:
Property Listed By:

NA
SkaiRise Realty

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



