

151 Seagreen Way
Chestermere, Alberta

MLS # A2205816



\$839,000

Division:	Rainbow Falls		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,494 sq.ft.	Age:	2008 (17 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Backs on to Park/Green Space		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s)		

Inclusions: Projector and screen in Bonus Room.

This gorgeous and meticulously maintained walkout backs out to a beautiful green space and peaceful stream. Nestled in the community of Rainbow falls is also surrounded by many walking paths, parks and water features through out the community. The warm and modern finishings complement the many upgraded features of this home including air conditioning, irrigation both front and back, Etended Driveway, heated floors in the basement living room and bedroom with separate controls, permanent lights on the exterior , hot tub and garage heater. The roof, gutters and exterior facia were replaced in 2022. The washer and dryer were also replaced only 5 years ago. The kitchen features extended maple cabinets a built in gas range and pot filler. The kitchen sink even comes with an filtered water tap. The entire main floor is finished extra large windows for a ton of natural light. The master bedroom has a luxurious 5 piece ensuite with dual sinks large walk in closet ,three way fire place and the same oversized windows. The walk put basement is fully finished with and extra bathroom living space and bedroom and access to the back yards covered patio, hot tub and view in the green space and creek. Come see this move in ready 2 story home in the beautiful community if Rainbowfalls.