

**148 Seagreen Manor
Chestermere, Alberta**

MLS # A2167143



\$699,900

Division:	Rainbow Falls		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,218 sq.ft.	Age:	2008 (16 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Corner Lot, Few Trees, Lawn, Low Maintenance Landscape, Land		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Pantry, Soaking Tub, Walk-In Closet(s)		

Inclusions: Water Cooler with Built In Water Line, Garage Shelves, Basement Storage Shelves

Rare. Exceptional. One lucky family will make this home theirs and they will not regret it. Welcome to the character filled experience that is 148 Seagreen Manor, in Rainbow Falls Chestermere. A home that will have you smiling big for not only owning, but for pridefully entertaining in, for many years to come. From the moment you walk in, to your tour of the kitchen, living room, and dining room, to when you travel up the stairs to explore the second level, there is no way you can miss the energy, the feel, the wow factor of the open spindle staircase and the amazing site lines it creates. This home is not like the others. You will love the energy of the kitchen with a central island & walk through pantry, plus the convenience of a separate water line that feeds the water cooler. You will come to cherish your morning breakfast or evening dinners in the generous dining room that will fit your 6 or 8 seat dining table. The main floor living room is an ideal size featuring a gas fireplace & a feeling that makes you feel at peace. Together yet separate, the front office/second living room is versatile for the home business or study room. Heading upstairs, the Primary bedroom features enough space to swallow your king sized bed and cabinets, melt the day away in the 5 piece ensuite with soaker tub, shower, dual vanity, & walk in closet. The other 2 bedrooms are a fantastic size and the Bonus room is sure to please with its built in wiring for that theatre like experience. The lower level offers an ideal footprint thanks to 2 windows giving you lots of ways to dream up your perfect basement and also features space and money saving on demand hot water system. Often underappreciated is an oversized garage, this particular one boasts an upgraded QUIET garage door opener, built in shelves, and a dedicated heater making it a joy in the winter months. There is a new oversized deck

that still leaves a massive yard for your kids to enjoy and poured concrete steps are both functional and worth every penny. There is an exterior storage shed, Central Air conditioning, and a large brand new deck that complements the generous yard that must be seen to be appreciated. Why is this home ideal your family? This home has south exposure for those summer BBQ's, and is located just a few minutes walk from Chestermere Lake Middle School, a few minutes drive to Rainbow Creek Elementary, and only a 5 minute Pedal Bike ride to Chestermere Lake. And just because you deserve more... how about a community garden, ice rink, and walking paths close enough to be almost yours but just far enough that you will have to shout out to your kids to get them home for dinner. This home is ideal for a proud family and those that like to entertain thanks to the open spaces, ample parking, and all the fun that can be had just outside your front door, all year round. This may very well be "the one" you have been looking for. Contact your favorite Realtor and book your private tour today!