

# \$830,000 - 151 Seagreen Way, Chestermere

MLS® #A2205816

**\$830,000**

4 Bedroom, 4.00 Bathroom, 2,494 sqft

Residential on 0.13 Acres

Rainbow Falls, Chestermere, Alberta

This gorgeous and meticulously maintained walkout backs out to a beautiful green space and peaceful stream. Nestled in the community of Rainbow falls is 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 of Rainbowfalls.

Built in 2008

## Essential Information



|                |             |
|----------------|-------------|
| MLS® #         | A2205816    |
| Price          | \$830,000   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,494       |
| Acres          | 0.13        |
| Year Built     | 2008        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 151 Seagreen Way |
| Subdivision | Rainbow Falls    |
| City        | Chestermere      |
| County      | Chestermere      |
| Province    | Alberta          |
| Postal Code | T1X 0E8          |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |
| Waterfront     | Creek                  |

### Interior

|                   |                                                                                                                            |
|-------------------|----------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s)                                                                                                             |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Garburator, Oven-Built-In, Range Hood, Refrigerator, Washer |
| Heating           | Forced Air, Natural Gas                                                                                                    |
| Cooling           | Central Air                                                                                                                |
| Fireplace         | Yes                                                                                                                        |
| # of Fireplaces   | 2                                                                                                                          |
| Fireplaces        | Gas                                                                                                                        |
| Has Basement      | Yes                                                                                                                        |
| Basement          | Finished, Full, Walk-Out                                                                                                   |

**Exterior**

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | Storage                         |
| Lot Description   | Backs on to Park/Green Space    |
| Roof              | Asphalt Shingle                 |
| Construction      | Stone, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                 |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 28th, 2025 |
| Days on Market | 24               |
| Zoning         | R-1              |

**Listing Details**

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.