

**125 Seagreen Passage  
Chestermere, Alberta**

**MLS # A2292977**



**\$899,999**

<b>Division:</b>	West Creek		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,514 sq.ft.	<b>Age:</b>	2009 (17 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Creek/River/Stream/Pond, Few Trees, Garden		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bidet, Closet Organizers, Kitchen Island, No Smoking Home, Pantry, Quartz Counters, See Remarks, Separate Entrance, Soaking Tub, Walk-In Closet(s)

**Inclusions:** Refrigerator in the basement, dishwasher in the basement

Located at 125 Seagreen Passage, this refined residence offers 3,696 square feet of meticulously designed living space in the heart of Chestermere. The home features a chef inspired kitchen equipped with brand new stainless steel appliances and a high performance countertop gas stove. The expansive floor plan includes a massive primary suite and multiple bathrooms, each upgraded with high end bidet integrated toilets. For the modern homeowner, the property is equipped with central air conditioning and a double attached garage featuring a dedicated 40 amp circuit for Tesla or EV charging. The property is a standout for those who love to host, featuring a walk out basement that leads to a professional grade, luxury low-maintenance landscaped backyard. This private oasis backs directly onto a tranquil greenspace and a serene pond, complete with a picturesque walking path just beyond your gate. The expansive upper deck and lower patio provide the perfect setting for outdoor events or quiet evenings taking in the water views. The lifestyle extends into the fully developed basement, which serves as a premier entertainment hub with its own integrated kitchenette, dining area, and large recreation room. Perfectly situated for families, the home provides an effortless K to 12 educational path with Rainbow Creek Elementary, Chestermere Lake Middle School, and Chestermere High School all nearby, alongside Catholic options like Our Lady of Wisdom and St. Gabriel the Archangel. Enjoy the best of the community with Chestermere Lake and the Lakeside Golf Club just a short 5 minute drive away, while daily essentials at No Frills and Safeway are minutes from your door. Despite this peaceful lakeside setting, the heart of downtown Calgary is only 20 minutes away, offering the ultimate blend of tranquility and urban accessibility. Whether you are enjoying a

quiet sunrise over the pond or hosting a grand celebration in your walkout oasis, 125 Seagreen Passage offers an unparalleled lifestyle where every modern convenience has already been considered. This is more than just a home, it is the luxury retreat your family has been waiting for.