

# \$729,900 - 116 Seagreen Link, Chestermere

MLS® #A2234754

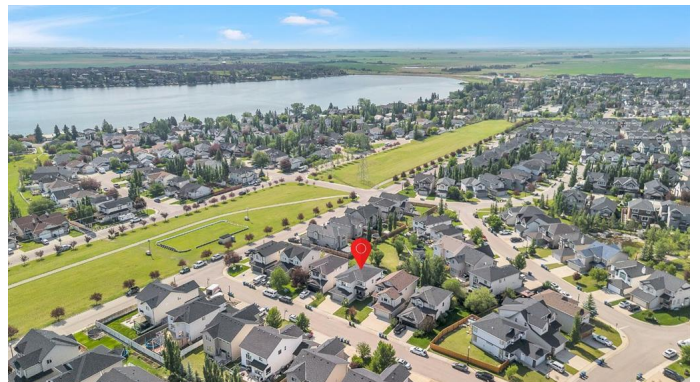
**\$729,900**

3 Bedroom, 4.00 Bathroom, 2,405 sqft

Residential on 0.11 Acres

Rainbow Falls, Chestermere, Alberta

BACKING ONTO GREEN SPACE and ideally located in the desirable community of Rainbow Falls, close to walking and biking paths, schools, shops and restaurants, the Chestermere Family Bike Park and just a short drive to Chestermere's public beach is this 3 bedroom, 3.5 bathroom, fully developed 2 storey home with SEPARATE BASEMENT ENTRANCE and SECOND KITCHEN. Enjoy your morning coffee on the front porch as you send the kids off to school just a few blocks away. The main floor features an open-concept kitchen with large walk-through pantry and island with eating bar, a living room with cozy gas fireplace and custom built-ins, and a dining area, which overlooks the quiet, treed green space out back. The main floor is bathed in natural light from the large south-facing windows. There's also a spacious den/flex space which could serve as a formal dining room or home office, a main floor laundry area and discrete powder room on this floor. Upstairs you'll find a large bonus room with corner gas fireplace and three very good-sized bedrooms, including the primary with massive walk-in closet, 5 piece ensuite and its own private balcony overlooking the green space. Another 4 piece bathroom completes this floor. The WALK-UP BASEMENT has a bachelor-style illegal suite with SEPARATE SIDE ENTRANCE, large storage/flex room/office, a spacious living room and SECOND KITCHEN, with opportunity for a creative buyer to add an



additional bedroom. The sunny south facing back yard is the perfect place to unwind after a long day or enjoy a weekend BBQ with family and friends! This home offers endless possibilities for a large or growing family in a location that's hard to beat!

Built in 2007

### Essential Information

MLS® #	A2234754
Price	\$729,900
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,405
Acres	0.11
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	116 Seagreen Link
Subdivision	Rainbow Falls
City	Chestermere
County	Chestermere
Province	Alberta
Postal Code	T1X 0E7

### Amenities

Parking Spaces	4
Parking	Double Garage Attached, Driveway
# of Garages	2

### Interior

Interior Features	Kitchen Island, Open Floorplan, Pantry, Storage, Walk-In Closet(s),
-------------------	---

	Stone Counters, Separate Entrance
Appliances	Dishwasher, Dryer, Electric Range, Refrigerator, Washer, Window Coverings, Microwave Hood Fan
Heating	Central
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Mantle
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Other
Lot Description	Rectangular Lot, Backs on to Park/Green Space, Level, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	July 3rd, 2025
Days on Market	66
Zoning	R-1

## Listing Details

Listing Office	Century 21 Masters
----------------	--------------------

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.