

# \$869,900 - 133 Seagreen Passage, Chestermere

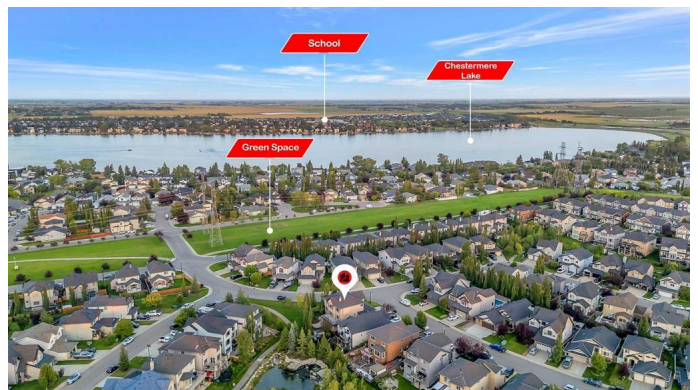
MLS® #A2252753

**\$869,900**

6 Bedroom, 4.00 Bathroom, 2,819 sqft  
Residential on 0.13 Acres

Rainbow Falls, Chestermere, Alberta

CORNER LOT!! BACKING ONTO GREEN SPACE & POND!! OVERSIZED DOUBLE ATTACHED GARAGE!! STAMPED CONCRETE SIDEWALK!! VAULTED HIGH CEILINGS!! BASEMENT WITH SEPARATE ENTRANCE!! 3900+ SQFT OF LIVING SPACE!! 6 BEDROOMS + 3.5 BATHS!! 3 MASTER-SIZED BEDROOMS!! HUGE WINDOWS!! Sitting proudly on a fully landscaped corner lot, this stunning Chestermere home with vaulted ceilings - the perfect blend of comfort and style. Step inside to a bright and open main floor with a formal dining room, a kitchen featuring an island, pantry, and custom cabinetry, plus a cozy breakfast nook that flows onto the HUGE BACK DECK overlooking green space. The living room and private office share a double-sided fireplace, while a main-floor laundry room and 2-pc bath add convenience. Upstairs is designed for family living with 5 spacious bedrooms and 2 full baths. The PRIMARY RETREAT impresses with soaring ceilings, TWO walk-in closets, and a spa-inspired 5-pc ensuite, while four additional bedrooms and another full bath complete the level. The basement with separate entrance expands the living space with a massive REC room, a wet bar that can easily be converted into a full kitchen for a legal/illegal suite (subject to city approval), a bedroom, and a 3-pc bath. A BUILT-IN SAFE adds extra peace of mind. Located close to schools, shopping, and Chestermere Lake, this home is the rare



combination of size, location, and thoughtful design. MAKE THIS CORNER-LOT BEAUTY YOURS AND START CREATING MEMORIES TODAY!!

Built in 2009

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2252753    |
| Price          | \$869,900   |
| Bedrooms       | 6           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,819       |
| Acres          | 0.13        |
| Year Built     | 2009        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 133 Seagreen Passage |
| Subdivision | Rainbow Falls        |
| City        | Chestermere          |
| County      | Chestermere          |
| Province    | Alberta              |
| Postal Code | T1X 0G5              |

### Amenities

|                |                                   |
|----------------|-----------------------------------|
| Parking Spaces | 4                                 |
| Parking        | Double Garage Attached, Oversized |
| # of Garages   | 2                                 |

### Interior

|                   |                                                                                                                             |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, High Ceilings, Kitchen Island, Open Floorplan, Pantry, See Remarks, Separate Entrance, Walk-In Closet(s) |
| Appliances        | Built-In Oven, Dishwasher, Dryer, Electric Cooktop, Range Hood,                                                             |

|                 |                                          |
|-----------------|------------------------------------------|
|                 | Refrigerator, Washer                     |
| Heating         | Forced Air, Natural Gas                  |
| Cooling         | None                                     |
| Fireplace       | Yes                                      |
| # of Fireplaces | 2                                        |
| Fireplaces      | Gas, Wood Burning, Double Sided          |
| Has Basement    | Yes                                      |
| Basement        | Exterior Entry, Finished, Full, Walk-Out |

## Exterior

|                   |                                    |
|-------------------|------------------------------------|
| Exterior Features | Other                              |
| Lot Description   | Back Yard, Corner Lot, Lake, Other |
| Roof              | Asphalt Shingle                    |
| Construction      | Stone, Vinyl Siding, Wood Frame    |
| Foundation        | Poured Concrete                    |

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 2nd, 2025 |
| Days on Market | 16                  |
| Zoning         | R-1                 |

## Listing Details

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

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