

\$764,900 - 172 Seagreen Way, Chestermere

MLS® #A2268032

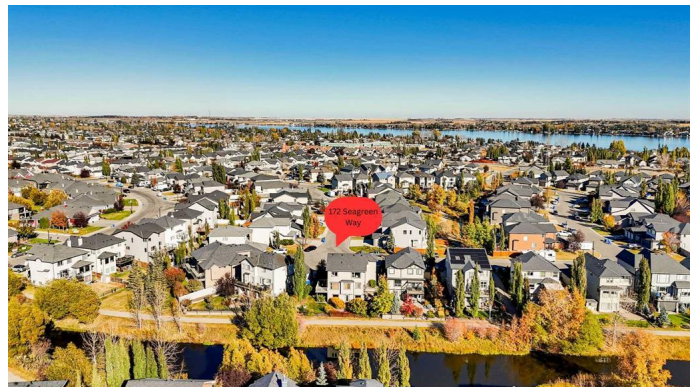
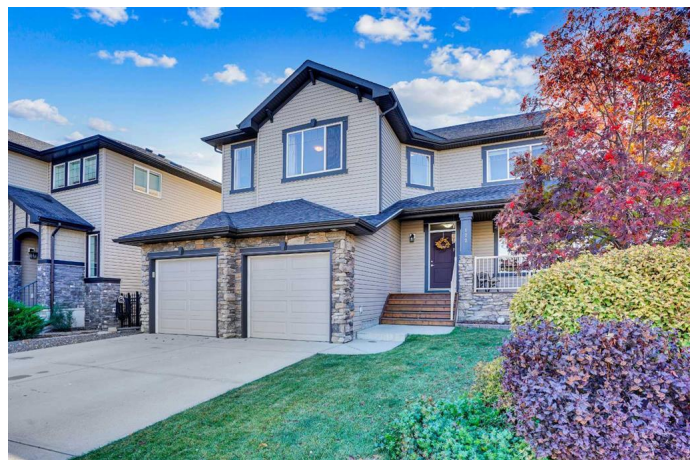
\$764,900

4 Bedroom, 4.00 Bathroom, 2,133 sqft

Residential on 0.15 Acres

West Creek, Chestermere, Alberta

When you DREAM, do you dream of water, canals, and falls? Not just in the community, but actually backing to it, in an estate class community, on a sun drenched southwest exposure WALKOUT lot? Welcome HOME. Boasting massive 6350 sq ft lot, driveway long enough for your RV, mature trees, front porch, rear deck, upper deck, and a fire pit. The heart of the home, the kitchen, boast granite countertops, central island, large pantry, timeless maple cabinets, and newer upgraded appliances. The kitchen flows into the adjacent great room, with it's cozy n. gas fireplace, with both room overlooking the STUNNING West Creek and Rainbow Falls Park. Let the party flow from the great room, out onto the large upper deck, with a commanding view. Returning inside, completing the main level is a large dining room, that would also make a great home office and a convenient main floor laundry. Upstairs find a large bonus room, two children bedrooms, 4 piece bath, and the master retreat with an even better elevated view of the water, walk-in closet, and 5 piece ensuite. The professionally finished walkout level has a 4th bedroom complete with it's own ensuite, a massive rec room, and a large storage / utility room. The high efficient furnace and hot water tank (2024) will keep you cozy AND keep your power bills low. Helping keep you and your air healthy is a UV air treatment. Likely the MOST convenient location in Chestermere, with picturesque Rainbow Falls Park directly



behind,w allowing you to stroll along the pathway system for MILES that connect all of west Chestermere. Kids walk 1000+/- feet to an elementary school. Circle K, gas, several restaurants, and pharmacy are ~ 1/4 mile away. Kids walk . An amazing bike park is 1000 feet away. Larger shopping at No-Frills is 1/2 a kilometer; ultimate shopping is under 4 miles to East Hills (Walmart, Costco + more). Fantastic 3+1 bedroom home. Walkout basement. Rainbow Falls park / water behind. Where else can you get this much? Call today for your private viewing.

Built in 2008

Essential Information

MLS® #	A2268032
Price	\$764,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,133
Acres	0.15
Year Built	2008
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	172 Seagreen Way
Subdivision	West Creek
City	Chestermere
County	Chestermere
Province	Alberta
Postal Code	T1X 0E8

Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2
Is Waterfront	Yes

Interior

Interior Features	Breakfast Bar, Granite Counters, Open Floorplan, Pantry, Separate Entrance, Soaking Tub, Storage, Vinyl Windows
Appliances	Dishwasher, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	High Efficiency, Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Great Room, Mantle, Tile
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Garden, Private Entrance, Private Yard
Lot Description	Backs on to Park/Green Space, Gentle Sloping, Landscaped, Lawn, Waterfront
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame, Silent Floor Joists
Foundation	Poured Concrete

Additional Information

Date Listed	October 30th, 2025
Days on Market	8
Zoning	R-1

Listing Details

Listing Office	MaxWell Experts Plus Realty
----------------	-----------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.