

\$709,900 - 40 Cannes Cove, St. Albert

MLS® #canada_22291

\$709,900

3 Bedroom, 3.00 Bathroom, 2,088 sqft

Single Family on 0.12 Acres

Cherot, St. Albert, Alberta

Introducing "The Abbey" by Justin Gray Homes, a 2024 Build Construction & Engineering Awards winner. Situated on a CORNER LOT in the UP & COMING CHEROT. Boasting 2,088sqft of unparalleled craftsmanship. Step into your GRAND foyer leading to a DEN, through a stunning ARCHWAY. The spacious OVERSIZED dbl garage and stylish 2pc pwr room are just around the corner. The WALK-THRU PANTRY features arched walkways & CUSTOM cabinetry, complementing the kitchen's 5-piece shaker style cabinets & WOODEN DOVE-TAILED drawers. Entertain with ease around the massive kitchen island with QUARTZ countertops. The main level boasts large windows & a cozy GAS fireplace, creating a bright & inviting living space. Upstairs, discover a BONUS ROOM, LAUNDRY, 2 beds with HUGE windows, and a luxurious primary. The primary offers a VAULTED ceiling, bedside sconces, a 5PC SPA-LIKE ENSUITE, and a WIC with MDF shelving. Enjoy high-efficiency living w/ SOLAR ROUGH-INS, hot water on demand & triple-pane windows.

Built in 2024

Essential Information

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Price \$709,900



Bedrooms	3
Bathrooms	3.00
Half Baths	1
Square Footage	2,088
Acres	0.12
Year Built	2024
Type	Single Family
Sub-Type	Residential Detached Single Family
Status	Active

Community Information

Address	40 Cannes Cove
Subdivision	Cherot
City	St. Albert
Province	Alberta
Zip Code	T8T 2C6

Amenities

Features	Vinyl Windows, On Street, HRV System, Ceiling 9 ft., Closet Organizers, Detectors Smoke, 9 ft. Basement Ceiling, Tankless Hot Water, No Animal Home, No Smoking Home, Programmable Thermostat, Vaulted Ceiling
# of Garages	2

Exterior

Lot Description	7.75x8.52 x 29x35
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Additional Information

Date Listed	September 10th, 2024
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