

Courtesy Of Chris K Karampelas Of MaxWell Polaris

## \$899,900 - 24 Cannes Cove, St. Albert

MLS® #E4428462

**\$899,900**

3 Bedroom, 2.50 Bathroom, 2,445 sqft  
Single Family on 0.00 Acres

Cherot, St. Albert, AB

Quick Possession! Introducing the Vanta30 built by Award Winning Justin Gray Homes in our all new French Country professionally designed colour palette. Own a stunning POND BACKING WALKOUT with hardie/vinyl exterior located in Cherot, close to future schools/rec center. With 2445 sqft of living space this home is filled with top level craftsmanship. Swoon at breathtaking open to below greatroom, 9ft ceilings/8ft doors on the main floor, luxurious HARDWOOD flooring, and an inviting GAS FIREPLACE. The main floor DEN with grand double doors makes a perfect home office. Plenty of storage in the mudroom w/BUILT-IN MDF SHELVING just past the 22x24x32 OVERSIZED DBL GARAGE. Through Justin Gray's ICONIC ARCHWAYS, step into your WALK-THRU BUTLER'S PANTRY leading into the awe-inspiring chef style kitchen w/huge quartz island. Upstairs, find 3 bedrooms including a primary bedroom showcasing VAULTED ceilings, with 5PC SPA-LIKE ENSUITE and a massive WIC. Enjoy the view of the back pond on your 10x16ft UPPER DECK.



Built in 2024

### Essential Information

|        |           |
|--------|-----------|
| MLS® # | E4428462  |
| Price  | \$899,900 |

|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,445                  |
| Acres          | 0.00                   |
| Year Built     | 2024                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 24 Cannes Cove |
| Area        | St. Albert     |
| Subdivision | Cherot         |
| City        | St. Albert     |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T8T 2C6        |

### Amenities

|           |   |
|-----------|---|
| Amenities | On Street Parking, Ceiling 9 ft., Closet Organizers, Detectors Smoke, Hot Water Tankless, Insulation-Upgraded, Smart/Program. Thermostat, Vaulted Ceiling, Vinyl Windows, Walkout Basement, See Remarks, Green Building, HRV System, 9 ft. Basement Ceiling |
| Parking   | Double Garage Attached  |

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | See Remarks               |
| Heating           | Forced Air-1, Natural Gas |
| Fireplace         | Yes                       |
| Fireplaces        | Insert                    |
| Stories           | 2                         |
| Has Basement      | Yes                       |
| Basement          | Full, Unfinished          |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl, Hardie Board Siding  |
| Exterior Features | Golf Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Stream/Pond, See Remarks |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Vinyl, Hardie Board Siding  |
| Foundation        | Concrete Perimeter  |

### **Additional Information**

Date Listed April 1st, 2025

Days on Market 2

Zoning Zone 24

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Listing information last updated on April 3rd, 2025 at 4:17pm MDT