

\$759,000 - 117 Cheecham Court, Anzac

MLS® #A2234692

\$759,000

8 Bedroom, 5.00 Bathroom, 3,864 sqft

Single Family on 0.92 Acres

N/A, Anzac, Alberta

Nearly 1 ACRE! TREE-LINE PROPERTY! 2 GARAGES! This one-of-a-kind property perfectly blends spacious country living with modern amenities and exceptional functionality. Situated on a beautifully landscaped and fully fenced lot, this home features two garages—a triple attached, in-floor heated drive-through garage and a separate double detached garage—as well as RV parking with full hook-ups. Inside the main home, you'll find over 3,000 sq. ft. of finished living space. The main floor offers a bright office, three generous bedrooms including the primary bedroom with dual closets and a 4-piece ensuite. The main floor is made up with a total of and three full bathrooms in total. The beautifully updated kitchen, renovated in 2016, showcases granite countertops, stainless steel appliances, and a massive island that opens to a spacious dining area with direct access to the expansive back deck. A cozy living room and convenient main floor laundry complete this level. The fully developed basement adds even more living space, featuring two additional bedrooms plus a den, and a custom-designed bathroom with a walk-in shower and dual sinks. There's also a large rec room with a wet bar perfect for entertaining—as well as plenty of storage throughout. A standout feature of this property is the self-contained illegal suite located above the garage. This illegal suite is separately heated and includes three bedrooms, a full bathroom, a full kitchen with stainless steel



appliances and an island, its own laundry, a private living area, and access to a balcony that overlooks the front yardâ€”ideal for enjoying quiet mornings. The backyard is your private retreat, complete with vinyl fencing, beautifully landscaped green space, multiple large decks, a dedicated dog run, the second garage, a fire pit area perfect for entertaining, a concrete pad ready for a hot tub, and ample room to enjoy the outdoors. Additional highlights include central air conditioning for both the main home and t he suite, newer shingles (2018), in-floor heating with three zones in the attached garage, and a breezeway that connects the home to the garage for convenient, year-round access. This is truly a rare opportunity to own a versatile, feature-rich property that offers space, comfort, and value. Donâ€™t miss your chance to see itâ€”book your private tour today! (id:6289)

Built in 2006

Essential Information

Listing #	A2234692
Price	\$759,000
Bedrooms	8
Bathrooms	5.00
Square Footage	3,864
Acres	0.92
Year Built	2006
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	117 Cheecham Court
Subdivision	N/A
City	Anzac
Province	Alberta

Postal Code T0P1J0

Amenities

Features See remarks, Other, PVC window
Parking Attached Garage, Detached Garage, Garage, Gravel, Heated Garage
of Garages 6

Interior

Appliances Refrigerator, Microwave, See remarks, Washer/Dryer Stack-Up
Heating Natural gas Forced air, In Floor Heating
Cooling Central air conditioning
of Stories 1
Has Basement Yes

Exterior

Exterior Concrete, Vinyl siding
Exterior Features Landscaped, Lawn
Construction Poured concrete
Foundation Poured Concrete

Listing Details

Listing Office ROYAL LEPAGE BENCHMARK



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