

Courtesy Of Priya Sharma Of Century 21 Signature Realty

## **\$684,900 - 38 Cannes Cove, St. Albert**

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MLS® #E4452246

**\$684,900**

4 Bedroom, 2.50 Bathroom, 2,179 sqft

Single Family on 0.00 Acres

Cherot, St. Albert, AB

Welcome to this brand new 2179 SQFT, Lancaster II Model by award winning builder Blackstone Homes in upscale community of Cherot. The exceptional architectural & magnificent PARIS theme Playground makes this neighbourhood unique. As you enter, will be welcomed by nice foyer leading to a main floor bedroom perfect for work from home days/guest room, mudroom with built ins, walk through pantry leading to beautiful kitchen. Great room offers linear fireplace with feature wall, large kitchen & dining area with coffered ceiling. The 2nd floor offers 3 big size bedrooms, 2 full baths, bonus room & laundry room. Master bedroom is huge with beautiful spa like ensuite offering 2 sinks, shower & freestanding tub, huge WIC with access to the laundry room. Other features-9' main/basement ceiling, maple railing, feature walls, MDF shelving throughout, upgraded flooring, black plumbing, electrical, Upto the ceiling soft closing cabinets, upgraded quartz throughout, New Home Warranty, close to park/Ray Gibbons/shopping



Built in 2025

### **Essential Information**

MLS® #                    E4452246

Price                        \$684,900

Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,179
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	38 Cannes Cove
Area	St. Albert
Subdivision	ChÃ©rot
City	St. Albert
County	ALBERTA
Province	AB
Postal Code	T8T 2C6

### Amenities

Amenities	Carbon Monoxide Detectors, Ceiling 9 ft., Closet Organizers, No Animal Home, No Smoking Home, Vinyl Windows, 9 ft. Basement Ceiling
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Stone, Vinyl
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Exterior Features	No Back Lane, Not Fenced, Not Landscaped, Park/Reserve, Picnic Area, Playground Nearby, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	August 8th, 2025
Days on Market	16
Zoning	Zone 24
HOA Fees Freq.	Annually

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Listing information last updated on August 24th, 2025 at 3:47am MDT