

## \$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 |
|----------|--------------------|

|                   |                                                                                                         |
|-------------------|---------------------------------------------------------------------------------------------------------|
| 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 | 5                |
| Zoning         | Zone 24          |
| HOA Fees Freq. | Annually         |

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Listing information last updated on August 13th, 2025 at 8:02pm MDT