

## \$819,900 - 32 Cannes Cove, St. Albert

MLS® #E4452245

**\$819,900**

3 Bedroom, 2.50 Bathroom, 2,381 sqft

Single Family on 0.00 Acres

Cherot, St. Albert, AB

Welcome to this beautiful WALKOUT 2381 SQFT award winning OXFORD model by BLACKSTONE HOMES in Cherot, in St. Albert offering the exceptional architectural & magnificent PARIS Playground making this neighbourhood unique. This model won the best home with BILD awards 2024. As you enter, you will be impressed by the huge foyer, main floor den, dining room with bar, great room offering open to below high ceiling with coffered ceiling, linear fireplace with stone, chef's dream kitchen offering fridge/freezer combo, up to the ceiling, soft closing cabinets with huge island, built in appliances, much needed mudroom with built ins & bench. On the 2nd floor you will find 3 bedrooms, 2 baths, laundry room, bonus room with fireplace & overlooking the great room. Master bedroom offers luxury ensuite with double sink, frameless upgraded shower, tub & huge WIC. Other features - 9' main/basement ceiling, upgrade quartz , MDF Shelving, black plumbing & fixtures, New Home Warranty. Close to all amenities & Ray Gibbons DR.



Built in 2025

### Essential Information

MLS® # E4452245

Price \$819,900

|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,381                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 32 Cannes Cove |
| Area        | St. Albert     |
| Subdivision | ChÃ©rot        |
| City        | St. Albert     |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T8T 2C6        |

### Amenities

|                |                                                                                                                                                |
|----------------|------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Bar, Ceiling 9 ft., Closet Organizers, Deck, No Animal Home, No Smoking Home, Vinyl Windows, Walkout Basement, Wet Bar, 9 ft. Basement Ceiling |
| Parking Spaces | 4                                                                                                                                              |
| Parking        | Double Garage Attached                                                                                                                         |
| Is Waterfront  | Yes                                                                                                                                            |

### Interior

|                   |                                                                                                                          |
|-------------------|--------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                         |
| Appliances        | Dishwasher-Built-In, Dryer, Freezer, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Gas, 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 | Backs Onto Lake, No Back Lane, Not Fenced, Not Landscaped, Park/Reserve, Picnic Area, Playground Nearby, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                                                      |
| Construction      | Wood, Stone, Vinyl                                                                                                                    |
| Foundation        | Concrete Perimeter                                                                                                                    |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 8th, 2025 |
| Days on Market | 45               |
| Zoning         | Zone 24          |
| HOA Fees Freq. | Annually         |

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Listing information last updated on September 23rd, 2025 at 6:17am MDT