

**117 Cheecham Court  
Anzac, Alberta**

**MLS # A2282368**

# \$734,900



<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	3,864 sq.ft.	<b>Age:</b>	2006 (20 yrs old)
<b>Beds:</b>	8	<b>Baths:</b>	5
<b>Garage:</b>	Double Garage Detached, Drive Through, Garage Door Opener, Gravel Drive		
<b>Lot Size:</b>	0.92 Acre		
<b>Lot Feat:</b>	Back Yard, Dog Run Fenced In, Greenbelt, Landscaped, Lawn, See Remarks		

**Heating:** In Floor, Forced Air, Natural Gas

**Floors:** Hardwood, Tile

**Roof:** Asphalt Shingle

**Basement:** Full

**Exterior:** Concrete, Vinyl Siding

**Foundation:** Poured Concrete

**Features:** Central Vacuum, Kitchen Island, Separate Entrance, Vinyl Windows

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** HR

**Utilities:** -

**Inclusions:** Fridge, Double Oven, Microwave, Cooktop, Dishwasher, Washer, Dryer, All window coverings, central vac, a/c unit. Suite: Fridge, Stove, Dishwasher, Microwave, Stackable Washer/Dryer, all window coverings, A/C Unit,

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 yard—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 the 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. Don't miss your chance to see it—book your private tour today!