

## \$917,500 - 30 Cannes Cove, St. Albert

MLS® #E4454499

**\$917,500**

3 Bedroom, 2.50 Bathroom, 2,465 sqft

Single Family on 0.00 Acres

Cherot, St. Albert, AB

Introducing the Nova by award winning builder Justin Gray Homes, showcasing the professionally designed Modern Farmhouse palette. This POND-BACKING WALKOUT sits on a spacious 32â€™™ pocket lot in Cherot - 2025â€™™s Best New Community, near future schools & a rec center. With over 2400 sqft of expertly crafted living space, this home stuns w/a 9â€™™ main floor, grand open to above great room, & luxurious hardwood flooring. A spacious foyer leads past a den w/double doors, a 1/2 bath, & mudroom w/BUILT-IN MDF SHELIVING & large broom closet. Through Justin Grayâ€™™s ICONIC ARCHWAYS, step into a WALK-THRU PANTRY & chef-inspired kitchen w/ premium dove-tailed cabinetry & a grand CARRARA QUARTZ island. Upstairs, find 3 bdrms, 2 baths, a bonus rm, & convenient laundry. The primary retreat features a WAINSCOTTED feature wall, VAULTED ceilings, massive walk-in-closet & 5PC SPA-LIKE ENSUITE w/soaker tub & water closet. Enjoy your OVERSIZED dbl garage,& over \$51K in upgrades! Ready for IMMEDIATE possession, call this home today!

Built in 2025

### Essential Information

MLS® #

E4454499



|                |                        |
|----------------|------------------------|
| Price          | \$917,500              |
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,465                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 30 Cannes Cove |
| Area        | St. Albert     |
| Subdivision | ChÃ©rot        |
| City        | St. Albert     |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T8T 2C6        |

### Amenities

|                |                                                                                                                                                                                                                                                    |
|----------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | On Street Parking, Ceiling 9 ft., Closet Organizers, Deck, Hot Water Tankless, Insulation-Upgraded, No Animal Home, No Smoking Home, Smart/Program. Thermostat, Vaulted Ceiling, Walkout Basement, See Remarks, HRV System, 9 ft. Basement Ceiling |
| Parking Spaces | 4                                                                                                                                                                                                                                                  |
| Parking        | Double Garage Attached, Over Sized                                                                                                                                                                                                                 |
| Is Waterfront  | Yes                                                                                                                                                                                                                                                |

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | See Remarks               |
| Heating           | Forced Air-1, Natural Gas |
| Fireplace         | Yes                       |
| Fireplaces        | Insert, Mantel            |
| Stories           | 2                         |
| Has Basement      | Yes                       |

|                   |                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------|
| Basement          | Full, Unfinished                                                                             |
| <b>Exterior</b>   |                                                                                              |
| Exterior          | Wood, Vinyl, Hardie Board Siding                                                             |
| Exterior Features | Golf Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Stream/Pond |
| Roof              | Asphalt Shingles                                                                             |
| Construction      | Wood, Vinyl, Hardie Board Siding                                                             |
| Foundation        | Concrete Perimeter                                                                           |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 23rd, 2025 |
| Days on Market | 4                 |
| Zoning         | Zone 24           |

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Listing information last updated on August 27th, 2025 at 3:02pm MDT