

# KIMBERLEY

DESIGNER HOME

CHÉROT

## 6 CANNES COVE

*3 Bedrooms | 2.5 Bathrooms*

*\$799,900*

# AWARD-WINNING EMERALD IN CHÉROT

Experience the beauty of our Designer Home in the highly sought-after community of Chérot – built on our award-winning Emerald floor plan which offers a functional, yet elegant design for all to enjoy.

You will fall in love with the charm and character of this French Country Modern Farmhouse, with breathtaking two-story ceilings that grace the great room and magnificent windows that exude elegance. The thoughtful floor plan caters to every aspect of modern family living, seamlessly blending functionality with refined sophistication.

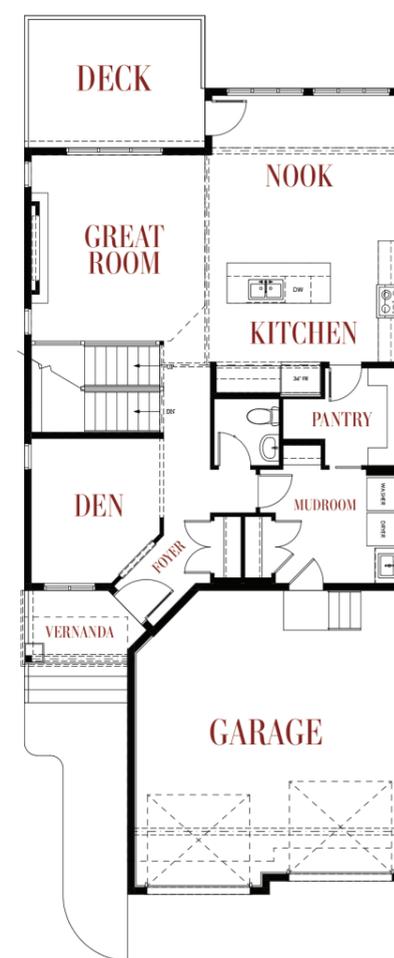
Discover culinary luxury in the astounding chef's kitchen, meticulously crafted to meet the highest standards. A sprawling central island commands attention, and is perfect to unleash your culinary creativity.

The walk-through pantry offers a seamless blend of practicality and convenience, with direct access to the mudroom and garage, ensuring a smooth transition when unloading groceries and household essentials. Marvel at the ample space it provides, with features such as a stand-up freezer and custom shelving ensuring that your culinary endeavors remain unhindered.

Prepare to be enveloped in an ambiance of refinement as you immerse yourself in the true luxury of this Kimberley home, where every detail has been meticulously curated and designed to truly make you feel like you are living in modern France right in St. Albert.

## EMERALD 30

3 Bedrooms | 2.5 Bathrooms | 2,295 Sq. Ft.



MAIN FLOOR  
1089 sqft

MAIN FLOOR  
1,089 Sq. Ft.



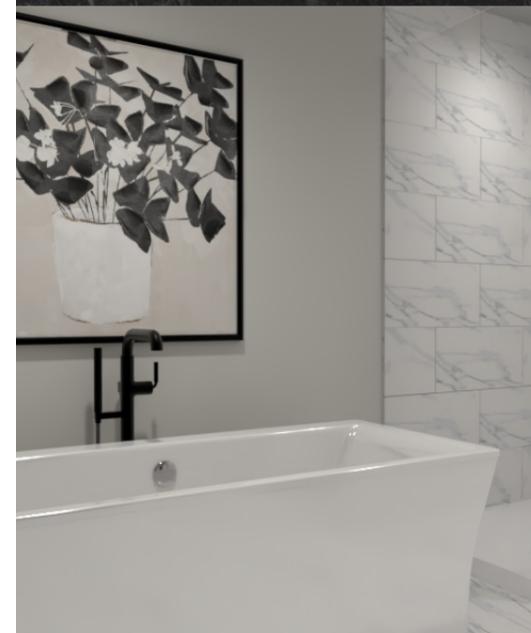
UPPER FLOOR  
1206 sqft

UPPER FLOOR  
1,206 Sq. Ft.



## DESIGNER HOME FEATURES

- Built on a west-backing, walkout lot with a west-facing backyard.
- Chef's kitchen includes quartz counters, custom cabinetry with soft close doors and drawers, under cabinet LED lighting, custom hood fan detail, and an 8' central island for prep space, storage, and casual seating.
- Walk-through pantry with 5 rows of built-in MDF shelves and space for a stand-up freezer or an additional fridge.
- 18' great room ceilings boasting floor-to-ceiling windows and custom fireplace detail.
- Spacious nook with an abundance of windows for natural light and access to the rear deck for easy transitions to outdoor dining.
- Large primary bedroom with pond views includes a walk-in closet with a custom organizer and barn door into the ensuite.
- The 5-piece spa ensuite includes a 6' free-standing tub, a large tiled shower with a 10mm glass door, two undermount sinks set in quartz counters, and a private water closet.
- Matte black Kohler plumbing fixtures throughout.
- Main-floor flex room adjacent to the foyer is open to the main hallway and is perfect for a den or study space, or even a playroom.
- Family-sized, main floor mud room includes built-in bench and cubbies, a laundry sink, washer, and dryer.
- Bedrooms 2 and 3 upstairs are spacious, each with their own walk-in closet.



## THE ENCHANTING EMERALD

### THE LIVING SPACE

Find yourself immersed in a realm of refined comfort and sophistication. The grandeur of the soaring two-story ceilings in the great room instantly commands attention, while the abundant windows invite the warmth of natural light to cascade throughout the room, creating an ambiance of sheer serenity. This harmonious blend of openness and natural beauty sets the stage for moments of relaxation and social gatherings.

### THE KITCHEN

Prepare to embark on a culinary journey like no other as you step into the heart of this home – the beautifully designed chef's kitchen. This culinary haven is a testament to the harmonious fusion of functionality and elegance. The sprawling central island stands as a testament to the craftsmanship and attention to detail, beckoning both seasoned chefs and aspiring cooks alike to unleash their culinary creativity.

### THE ENSUITE

From the sleek, gleaming countertops to the meticulously selected fixtures, each element of the ensuite exudes a sense of refined sophistication. The ensuite offers a haven of rejuvenation, where you can escape the stresses of the day and immerse yourself in pure bliss. Pamper yourself with the indulgent features that adorn the room. With a luxurious bathtub and spacious shower equipped with state-of-the-art fittings, this space will transform your daily routine into a revitalizing experience.

# THE CHARM OF CHÉROT

The entire community design of Chérot is inspired by timeless European character and charm. From the architecture, entrance features, and the Paris Playground – which will feature a bridge with locks, a 25 foot tall Eiffel Tower and modern lighting elements for year round play. There will be scenic walking trails in the community, parks, schools, and more.

Living in Chérot will give you the feel of modern France in a St. Albert community which was named for French immigrants – Emile and Celestine Cherot. They were married in France

in 1909 and came to Canada in 1911. After working their way to St. Albert, they grew market vegetables on 45 acres of land on the green belt between St. Albert and Edmonton.

Chérot is located west of Ray Gibbon Drive and south of Villeneuve Road, just minutes away from northwest Edmonton. Residing in St. Albert affords residents an outstanding quality of life where they can enjoy a secure, small-town feel, without losing access to everything you could need from city living.





[BUILDWITHKIMBERLEY.CA](http://BUILDWITHKIMBERLEY.CA)

(780) 809-5025

