

# \$909,900 - 44 Rainbow Falls, Chestermere

MLS® #A2208909

**\$909,900**

5 Bedroom, 4.00 Bathroom, 2,921 sqft

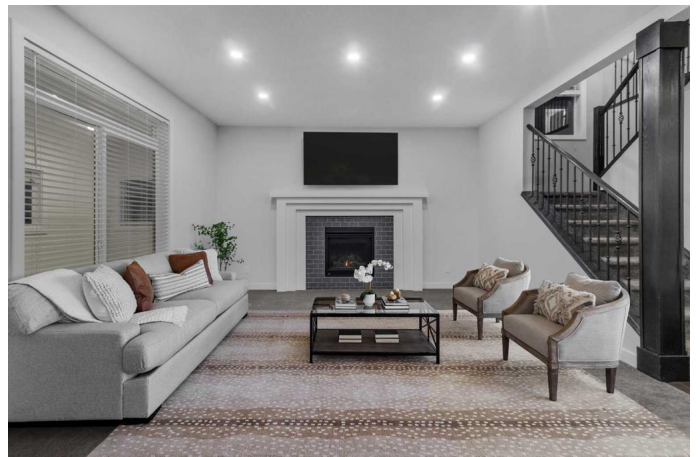
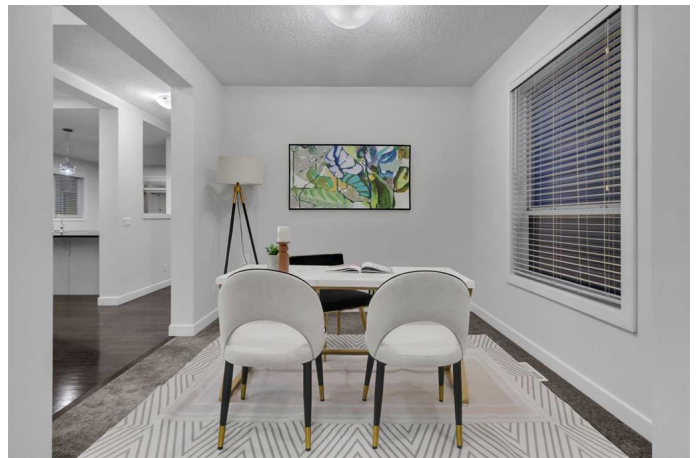
Residential on 0.13 Acres

Rainbow Falls, Chestermere, Alberta

Introducing a luxurious 5 bedroom, 4 bathroom home, boasting an expansive 4065 square feet of refined living space with hardwood flooring and high ceilings throughout.

Featuring a seamless open floor concept that provides generous room for family gatherings and entertainment. With an illegal walk-out suite that includes a separate entrance. This house perfectly blends functionality with comfort. The immaculate main floor also includes a gym area and a flexible space for all your needs. The gourmet chef's kitchen is a culinary dream, featuring top of the line appliances, beautiful cabinetry and tons of storage. Retreat upstairs to any of the 4 elegantly designed bedrooms, including a spa-like ensuite off the primary that promises relaxation. The vast 4 car heated garage is a car enthusiast's haven assuring your vehicles and hobbies are well accommodated. Dimension is added to this stunning property with a beautifully landscaped yard that includes a greenhouse. Located in Chestermere, a picturesque lake community, this house is the epitome of work-and-play balance with an easy commute to the city. Top-rated schools and all essential amenities are at your fingertips in this serene neighbourhood. Step into a life of luxury and convenience. Make this your new sanctuary today!

Built in 2016





## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2208909    |
| Price          | \$909,900   |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,921       |
| Acres          | 0.13        |
| Year Built     | 2016        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

## Community Information

|             |                  |
|-------------|------------------|
| Address     | 44 Rainbow Falls |
| Subdivision | Rainbow Falls    |
| City        | Chestermere      |
| County      | Chestermere      |
| Province    | Alberta          |
| Postal Code | T1X0S9           |

## Amenities

|                |  |
|----------------|--|
| Parking Spaces | 6  |
| Parking        | Driveway, Front Drive, Heated Garage, Insulated, Quad or More Attached |
| # of Garages   | 4  |

## Interior

|                   |   |
|-------------------|---|
| Interior Features | Built-in Features, Chandelier, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Walk-In Closet(s) |
| Appliances        | Dishwasher, Garage Control(s), Microwave, Oven-Built-In, Range Hood, Refrigerator, Stove(s), Washer/Dryer, Window Coverings   |
| Heating           | Forced Air  |
| Cooling           | None  |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |



|              |                                 |
|--------------|---------------------------------|
| Fireplaces   | Gas                             |
| Has Basement | Yes                             |
| Basement     | Finished, Full, Walk-Out, Suite |

## Exterior

|                   |   |
|-------------------|---|
| Exterior Features | Garden, Other   |
| Lot Description   | Back Yard, Front Yard, Landscaped, Lawn, Level, Low Maintenance Landscape, Rectangular Lot, Street Lighting |
| Roof              | Asphalt Shingle   |
| Construction      | Stone, Vinyl Siding, Wood Frame   |
| Foundation        | Poured Concrete   |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | April 4th, 2025 |
| Days on Market | 26              |
| Zoning         | R1              |

## Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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