

# \$669,000 - 288 Rainbow Falls Green, Chestermere

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MLS® #A2216629

**\$669,000**

3 Bedroom, 4.00 Bathroom, 1,848 sqft

Residential on 0.08 Acres

Rainbow Falls, Chestermere, Alberta

Welcome to this impeccably Designed Duplex in Chestermere's Coveted Rainbow Falls located in the highly desirable Lake Community . Meticulously maintained & designed to perfection, this home feels like a showpiece, exuding elegance and thoughtful upgrades throughout. Every corner has been carefully considered, creating a space that looks & feels brand new. Exceptional Curb Appeal, as you approach the home, you'll be greeted by a full length front patio overlooking the green belt that offers an inviting touch of charm. The spacious foyer, complete with custom built bench seating and detailed woodworking, sets the tone for the quality craftsmanship found throughout the home. Step inside to find gleaming hardwood floors leading to a large versatile flex room that can serve as an office, additional bedroom, or any space you require. The gourmet kitchen is an entertainer's dream, featuring ceiling height white cabinetry, a walk-in pantry, upgraded stainless steel appliances, a gas range & a large quartz island. There's no shortage of storage and workspace, making this kitchen both functional & beautiful. Sunlight pours into the SOUTH-facing living & dining areas, creating a bright and welcoming atmosphere. The living room is anchored by a beautifully centered gas fireplace and mantel, while the extended back deck, complete with privacy fencing, a tranquil outdoor space. The Upper level continues the luxury experience. The expansive primary bedroom boasts coffered



ceilings & offers a peaceful retreat. The spa-like ensuite features dual vanities, & a spacious walk-in closet with a locking door, ideal for safely storing valuables. The 2nd & 3rd bedroom are generously sized, offering plenty of flexibility + the second upstairs bathroom includes double vanities. Convenient upstairs laundry room completes this level. The Developed Walk-Out Basement is fully finished with permits, is a rare find! It offers a versatile family room/flex space with a Murphy bed, making it perfect for guests or an additional living area. The custom designed steam shower in the full bathroom is a luxurious touch, ideal for unwinding after a long day. The kitchenette, with a full size fridge and built-in microwave, and separate entry makes it ideal for use as an Airbnb suite. Outdoor living at its best with a large deck that leads to a beautifully landscaped backyard designed for low maintenance & ample lounging areas, while the oversized double garage, insulated & with extra high doors, easily accommodates larger vehicles such as trucks. Situated on a private street, this home offers a perfect balance of tranquility and convenience with an abundance of outdoor amenities minutes to walking paths, playgrounds & Chestermere Lake, shopping, schools & close to the river pathway system. Experience unmatched comfort, luxury, & the best of Chestermere living in this beautifully designed home!

Built in 2014

### **Essential Information**

MLS® #	A2216629
Price	\$669,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3

Half Baths	1
Square Footage	1,848
Acres	0.08
Year Built	2014
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	288 Rainbow Falls Green
Subdivision	Rainbow Falls
City	Chestermere
County	Chestermere
Province	Alberta
Postal Code	T1X 0S4

### Amenities

Parking Spaces	2
Parking	Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces Rear, Insulated, Oversized
# of Garages	2

### Interior

Interior Features	Breakfast Bar, Built-in Features, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Separate Entrance, Smart Home, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas
Has Basement	Yes
Basement	Finished, Full, Suite, Walk-Out

### Exterior

Exterior Features	Balcony, Lighting, Private Entrance, Private Yard, Rain Barrel/Cistern(s)
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Lot Description	Back Lane, Back Yard, Front Yard, Greenbelt, Landscaped, Lawn, Low Maintenance Landscape, Private, Rectangular Lot, See Remarks
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 2nd, 2025
Days on Market	3
Zoning	R-2

### **Listing Details**

Listing Office	eXp Realty
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