

288 Rainbow Falls Green Chestermere, Alberta

MLS # A2216629


\$669,000

Division:	Rainbow Falls		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,848 sq.ft.	Age:	2014 (11 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Greenbelt, Landscaped, Lawn, Low Maint		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Suite, Walk-Out To Grade	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-2
Foundation:	Poured Concrete	Utilities:	-
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		
Inclusions:	TV wall mounts, exterior lighting, Murphy Bed (no mattress), garage work bench, rain barrel, ring doorbell camera		

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!