

**176 Sienna Passage
Chestermere, Alberta**

MLS # A2218487



\$684,900

Division:	Rainbow Falls		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,518 sq.ft.	Age:	2007 (18 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Garage		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Garden, Landscaped, Lawn, Low		

Heating: In Floor, Forced Air, Natural Gas

Floors: Carpet, Hardwood, Tile

Roof: Asphalt Shingle

Basement: Finished, Full, Walk-Out To Grade

Exterior: Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Water: -

Sewer: -

Condo Fee: \$ 569

LLD: -

Zoning: R-2

Utilities: -

Features: Central Vacuum, Closet Organizers, Double Vanity, French Door, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Sump Pump(s), Track Lighting, Vinyl Windows, Walk-In Closet(s), Wet Bar

Inclusions: Motorized awning with remote, TV and bracket in primary bedroom. TV bracket in living room, TV bracket in basement rec room. (2 bar stools, front hallway bench and bed in first lower bedroom negotiable separate from offer) Adjustable sunscreen on lower level patio

Find your happy place in this idyllic location in popular Rainbow Falls of Chestermere. This fully finished villa style bungalow with walkout basement is perfectly situated backing onto the canal and surrounded by mature trees. The curb appeal is second to none in this charming and well maintained complex with low maintenance landscaping and striking exterior colour scheme. Step into the spacious foyer which is located next to a bright and sunny front office with French doors for privacy. The elegant formal dining area is the perfect setting for intimate dinner parties with friends and family. The main living area is an open concept design with the kitchen, living room and breakfast nook blending seamlessly into one another. The beautifully upgraded kitchen is a dream for both entertaining and everyday family living. Timeless finishes include rich espresso cabinetry, granite counters, glass tile backsplash, a counter height island with seating and gleaming stainless steel appliances including a new induction range. An upgraded 2 sided fireplace provides warmth and ambience to both the living area and the primary bedroom and large windows allow natural light to flood the entire space. A convenient built in desk area is great for catching up on a little work without leaving the family or this could make a trendy little coffee station or bar area. Fresh paint, hardwood floors, ceilings and new lighting throughout the main living area. From the breakfast nook you can step out to your secluded upper deck where you can relax and enjoy the peaceful canal views and frequent local wildlife sightings. There is a remote controlled awning to make enjoying the upper deck even more convenient. The spacious primary retreat comes complete with a luxurious 5 pc ensuite and huge walk in closet. A 2 pc powder room and laundry room with storage off the garage round out this

main level. The lower level is beautifully finished with a complete wet bar, spacious recreation room, 2nd gas fireplace and in floor heating. The 2 large bedrooms each have their own walk in closet and they share the 4 pc bath. Your teenagers, other family members or out of town guests will love making this bright and open space their own. Step out onto the covered patio that comes with an adjustable screen allowing you to control your sun exposure. The attached 2 car garage keeps both you and your vehicle protected from the elements year round. You're going to love living in Rainbow Falls where you can enjoy picturesque pathways, mature greenery, a growing number of terrific local businesses, access to schools and an easy commute to Calgary. Landscaping, snow removal and exterior maintenance are included in this sought after complex with only 44 units and they don't come on the market very often so don't wait to book your showing.