

112 Rainbow Falls Passage Chestermere, Alberta

MLS # A2218804


\$799,900

Division:	Rainbow Falls		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,469 sq.ft.	Age:	2015 (10 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Aggregate, Oversized, Triple Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Low Maintenance Landscape, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-

Features: Central Vacuum, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Tankless Hot Water, Walk-In Closet(s)

Inclusions: Shed and shelves located in the living room

Refined Luxury, Designed for the Way Families Truly Live. Welcome to a home that truly understands how you live—and how you want to feel while doing it. This beautifully curated 5-bedroom residence offers over 3,300 sq. ft. of thoughtfully designed space where elegance and ease go hand in hand. Here, every detail has been considered for the rhythm of modern family life. A versatile bonus room gives you the flexibility to grow—whether you need a 6th bedroom, a home office, or a bright, happy playroom. It's not just a floor plan. It's a space that adapts to you. Step inside and let the sense of arrival wash over you: soaring 9' ceilings, rich **HARDWOOD FLOORING** underfoot, and stately 8' doors that create an airy, elevated feeling throughout. The heart of the home is a chef-inspired kitchen made for connection—gather around the large **GRANITE ISLAND**, enjoy meals from the **GAS COOKTOP** and **DOUBLE WALL OVENS**, and move easily through the walk-through pantry into a mudroom designed to keep life beautifully organized. The sunlit living room—with its sleek gas fireplace—invites cozy evenings, shared laughter, and unforgettable memories. It's where your family comes together. Upstairs, **FOUR** generous **BEDROOMS** offer space for everyone, while the primary suite is a true retreat with a **PRIVATE LOUNGE**, a spa-inspired ensuite (soaker tub, double vanity, walk-in shower), and a spacious walk-in closet. A well-placed laundry room and stylish 4-piece bath round out the upper level with everyday ease. Downstairs, the fully finished lower level is where fun meets function—movie nights, teenage hangouts, or space for out-of-town guests. With a large family/media room (projector-ready!), a 5th **BEDROOM**, and a full bathroom, it's ready to evolve with you. Outside, your

private, LOW-MAINTENANCE backyard is designed for real life—artificial TURF means less upkeep, more play. A spacious deck sets the stage for summer BBQs and relaxed evenings under the stars. Even the storage shed adds thoughtful convenience. And because your lifestyle deserves the best, you'll enjoy a TRIPLE ATTACHED GARAGE, CENTRAL A/C, hot water on demand, double furnaces, designer railings, GEMSTONE exterior lighting, and an EXPOSED AGGREGATE driveway—all the comforts that make a house feel like home. Set just a short walk from the lake, and surrounded by scenic walking paths, schools, and everything your family needs—this isn't just a home. It's the backdrop for your most meaningful moments. Because where you live should reflect who you are, how you live, and what matters most.