

**169 Sienna Passage
Chestermere, Alberta**

MLS # A2225983



\$679,900

Division:	Rainbow Falls		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,546 sq.ft.	Age:	2007 (18 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 569
Basement:	Full, Walk-Out To Grade	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Double Vanity, Open Floorplan, Pantry, See Remarks, Soaking Tub, Walk-In Closet(s)		

Inclusions: NA

**** Open House Saturday June 28th from 1pm-3pm! **** Find your happy place in this rare and beautiful home in Georgian Villas in the heart of popular Rainbow Falls. Perfectly nestled along the tranquil greenspace, this fully finished walkout home offers over 3,000 sq ft of impeccably maintained living space, ideal for those seeking a lifestyle upgrade in a peaceful, picturesque setting. From the moment you arrive, the striking exterior, mature landscaping, and impressive curb appeal of this 44-unit complex set the tone for what awaits inside. Step through the spacious foyer and feel instantly at home thanks to 9 ft ceilings, rich hardwood floors, fresh neutral paint, and abundant natural light streaming through four thoughtfully placed sun tube lights on the main level. A main floor office or flex room with French doors provides a quiet space for remote work or reading, while the separate formal dining area is the perfect spot for hosting intimate gatherings. The heart of the home is the open-concept kitchen and living area elegantly finished with granite countertops, a large central island, tile backsplash, stainless steel appliances, including a new dishwasher, and dual-sided fireplace adding warmth and ambience from both the living room and the primary suite. Whether you're entertaining or simply enjoying your morning coffee, you'll love the seamless flow from the bright breakfast nook to the expansive upper deck, complete with custom privacy screens, outdoor living at its finest. The primary retreat is generously sized and offers a peaceful escape with its updated 5-piece ensuite, featuring a curbless walk-in shower, soaker tub, dual sinks, and a huge walk-in closet. A stylish powder room and well-appointed laundry room with extra storage and sink complete the main floor. The walkout basement is a standout feature, fully finished with a massive recreation room (plumbed for a

wet bar), a large office, and a spacious additional bedroom- all flooded with light and a three piece bathroom for added convenience. Guests or family will love the privacy and space here, including the covered patio. Other standout features include: New hot water tank & water softener (2025), New garage door (2023), Epoxy-coated garage floor, CAT 5 wiring & built-in speaker system, Attached double garage, Low-maintenance living with snow removal, landscaping, and exterior maintenance included in fees. Whether you're downsizing, rightsizing, or simply dreaming of a beautiful, lock-and-leave lifestyle, this home offers the perfect blend of luxury, comfort, and convenience. Plus, you'll love the friendly community vibe, access to shops & services, nearby walking paths, and a short commute to Calgary. Don't miss this rare opportunity to own a premier villa in one of Chestermere's most sought-after communities. These homes rarely come on the market, schedule your private tour today and come see why Rainbow Falls is where lifestyle and luxury meet.