

**145 Rainbow Falls Glen  
Chestermere, Alberta****MLS # A2231233****\$709,999**

<b>Division:</b>	Rainbow Falls		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,887 sq.ft.	<b>Age:</b>	2014 (11 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard		

**Heating:** Forced Air**Floors:** Carpet, Hardwood**Roof:** Asphalt Shingle**Basement:** Finished, Full**Exterior:** Vinyl Siding, Wood Siding**Foundation:** Poured Concrete**Features:** Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry**Water:** -**Sewer:** -**Condo Fee:** -**LLD:** -**Zoning:** R-1**Utilities:** -**Inclusions:** Window covering

Welcome to this beautifully maintained detached laned home offering a total of 2,521 sq ft of comfortable, well-designed living space. With 5 bedrooms and 3.5 bathrooms, this home is perfect for families seeking space, style, and functionality. The main floor boasts a large living room with a cozy gas fireplace, and a well-appointed kitchen with sleek granite countertops and a brand new fridge. Whether you're cooking for the family or entertaining guests, this kitchen is ready for it all. Upstairs, the primary suite offers a walk-in closet and a convenient walk-through laundry connection, while the fully finished basement adds extra flexibility with 2 bedrooms, a flex room, and a 4-piece bathroom featuring heated floors—perfect for guests, teens, or a home office. Step outside to enjoy the huge backyard, improved landscaping, and a spacious deck—ideal for summer barbecues, kids' playtime, or simply relaxing outdoors. The double detached garage provides ample parking and storage. Located within walking distance to elementary, Catholic, and middle schools, this home is in a family-friendly neighborhood close to all essential amenities. Don't miss this incredible opportunity—book your showing today!