

105 Rainbow Falls Row
Chestermere, Alberta

MLS # A2231828



\$774,900

Division:	Rainbow Falls		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,171 sq.ft.	Age:	2012 (13 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Insulated, Triple Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Landscaped, Rectangular Lot		

Heating:	Forced Air
Floors:	Carpet, Hardwood, Tile
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Stone, Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Kitchen Island, Walk-In Closet(s)

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R1
Utilities:	-

Inclusions: N/A

Immaculate 5-Bedroom Family Home with Triple Garage, Professionally Developed Basement & Exceptional Upgrades throughout. Welcome to a true gem where pride of ownership is evident in every detail. Nestled on a quiet, family-friendly street just steps from parks and close to schools, shopping, and amenities - this beautifully maintained, 5-bedroom, 3.5-bathroom home with a triple garage offers space, style, and functionality. With just over 3000sqft of developed living space, including a professionally finished basement (2023), this property is move-in ready and designed for effortless living and entertaining. From the moment you step inside, you'll be greeted by maple hardwood floors and a bright, airy floor plan. The main floor includes a versatile flex room, perfect for a home office, playroom, or creative studio - ideal for remote workers or busy households needing flexible space. Continue through to the open-concept living area, where the living room, kitchen, and dining nook come together seamlessly under 9' ceilings to create a warm and welcoming environment. The spacious living room is anchored by a gas fireplace - the perfect place to gather with family or curl up with a good book. The heart of the home is the chef-inspired kitchen, complete with a large granite island with breakfast bar, ample cabinetry, and a walk-through pantry. The adjoining dining area overlooks the beautifully landscaped yard. Also on the main level, you'll find a stylish 2-piece powder room and convenient laundry area with modern appliances. Upstairs, the primary retreat boasts a spacious walk-in closet and a luxurious 5-piece ensuite with dual sinks and a separate deep soaker tub. Two additional bedrooms, a beautifully appointed full bath, and a generously sized bonus room ideal for movie nights, a home gym, or an additional play space. Downstairs, the

professionally developed basement offers an expansive rec room, two additional bedrooms, and a modern 3-piece bathroom, providing a private area for guests, kids, or extended family members. Step outside into your beautifully landscaped backyard, where Swedish aspen trees offer natural privacy and beauty. The two-tiered composite deck is perfect for outdoor dining, barbecues, or simply enjoying the sunshine. The stamped concrete patio adds a designer touch, and the storage shed offers added utility. **ADDITIONAL FEATURES INCLUDE**, new thermostat (2025), Wifi controlled sprinkler system (2021), **CENTRAL AC**, new front door (2024), **UPDATED WATER TANK (2020)**, **NEW ROOF (2024 30 yr shingles)**, **STORAGE SHED** and massive insulated drywalled 21x28 **TRIPLE CAR GARAGE**. Don't miss this exceptional opportunity - book your private showing today and make this stunning home yours!