

**160 Rainbow Falls Grove
Chestermere, Alberta****MLS # A2247412****\$599,900**

Division:	Rainbow Falls		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,821 sq.ft.	Age:	2008 (17 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Front Yard, Lawn, Rectangular Lot, Street Lighting, Treed, Views		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished, Walk-Out To Grade	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Separate Entrance, Soaking Tub, Storage, Walk-In Closet(s)		
Inclusions:	Firepit		

Fantastic family home with WALK OUT BASEMENT in sought-after Rainbow Falls! Step inside to an impressive foyer with soaring ceilings and an open stairwell. From the entry way through stylish French doors is a cozy DEN/OFFICE. The cappuccino-toned kitchen features a large sit up island, stainless steel appliances, gas range, and a convenient WALK THROUGH pantry. A bright dining area and spacious living room with a charming FIREPLACE & mantle create the perfect gathering spaces. A half bath and laundry/mud room complete the main floor. Upstairs, the generous primary suite boasts a 5-piece ENSUITE and walk-in closet. Two additional bedrooms SHARE a JACK & JILL ENSUITE—ideal for kids or guests! The WALKOUT BASEMENT is ready for your personal design and opens to a covered patio, take the stairs upto the upper deck & fire pit perfect for entertaining. Enjoy all that Rainbow Falls has to offer—close to schools, shopping, lake, walking/bike paths, and more!