

44 Rainbow Falls  
Chestermere, Alberta

MLS # A2208909



\$909,900

Division:	Rainbow Falls		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,921 sq.ft.	Age:	2016 (9 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Driveway, Front Drive, Heated Garage, Insulated, Quad or More Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn, Level, Low Maintenance Landscaping		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Suite, Walk-Out To Grade	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Chandelier, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Walk-In Closet(s)		
Inclusions:	N/A		

Introducing a luxurious 5 bedroom, 4 bathroom home, boasting an expansive 4065 square feet of refined living space with hardwood flooring and high ceilings throughout. Featuring a seamless open floor concept that provides generous room for family gatherings and entertainment. With an illegal walk-out suite that includes a separate entrance. This house perfectly blends functionality with comfort. The immaculate main floor also includes a gym area and a flexible space for all your needs. The gourmet chef’s kitchen is a culinary dream, featuring top of the line appliances, beautiful cabinetry and tons of storage. Retreat upstairs to any of the 4 elegantly designed bedrooms, including a spa-like ensuite off the primary that promises relaxation. The vast 4 car heated garage is a car enthusiast’s haven assuring your vehicles and hobbies are well accommodated. Dimension is added to this stunning property with a beautifully landscaped yard that includes a greenhouse. Located in Chestermere, a picturesque lake community, this house is the epitome of work-and-play balance with an easy commute to the city. Top-rated schools and all essential amenities are at your fingertips in this serene neighbourhood. Step into a life of luxury and convenience. Make this your new sanctuary today!