

408 Rainbow Falls Way  
Chestermere, Alberta

MLS # A2269868



**\$724,900**

<b>Division:</b>	Rainbow Falls		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,019 sq.ft.	<b>Age:</b>	2005 (21 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 2 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Few Trees, Front Yard, Landscaped, Yard Lights		

<b>Heating:</b>	Central	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-1
<b>Foundation:</b>	Wood	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, Open Floorplan, Pantry, See Remarks, Soaking Tub, Storage, Walk-In Closet(s)		

**Inclusions:** Seller is open to sell Man Cave as is

Welcome to Rainbow Falls in Chestermere. This well-kept two-storey backs directly onto the scenic pathways&mdash;perfect for evening walks or weekend rides. The main floor features an inviting open layout with a cozy gas fireplace, a functional kitchen with plenty of cabinetry, and bright dining and living spaces that feel warm and connected. Upstairs offers three comfortable bedrooms, including a spacious primary suite with a large ensuite and walk-in closet, plus a versatile bonus room ideal for relaxing, gaming, or family movie nights. The fully developed basement adds even more value, complete with an additional bedroom, full bathroom, and a one-of-a-kind fan attic &ldquo;man cave&rdquo; that must be seen to be appreciated. The sellers are happy to include the fan cave setup in the sale or remove it prior to possession&mdash;buyer&rsquo;s choice. Located on a quiet street in one of Chestermere&rsquo;s most desirable neighbourhoods, this home delivers both comfort and community