

**201 Rainbow Falls Glen
Chestermere, Alberta**

MLS # A2274370



\$685,000

Division:	Rainbow Falls		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,917 sq.ft.	Age:	2014 (12 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Front Yard, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Granite Counters, Kitchen Island, No Smoking Home, Pantry		
Inclusions:	n/a		

OPEN HOUSE this Saturday Jan 24 --- Welcome to this beautifully cared-for two-storey home, perfectly situated on a large corner lot in the sought-after community of Rainbow Falls. Warm, inviting & loaded with thoughtful updates, this home offers the ideal blend of comfort, style & functionality. Step inside to a bright & open main floor where the spacious living room is highlighted by a two-way gas fireplace, adding cozy ambiance to both the living & dining areas. The kitchen is designed for everyday living & easy entertaining with granite countertops, upgraded stainless steel appliances, and a large central island perfect for prepping meals & gatherings. You'll love the generous rear entry, complete with built-in storage that keeps coats & boots perfectly tucked away keeping the main floor clutter & mud-free. Updated LVP flooring spans the entire upper level, providing a sleek, resilient surface throughout. Three spacious bedrooms & a versatile bonus room offer plenty of flexibility for family living. A well-appointed shared 4-piece bathroom adds comfort & practicality. The huge primary retreat completes this level with a walk-in closet & a beautifully appointed ensuite with dual sinks, while the convenient upper-level laundry simplifies daily routines. The unfinished basement is a blank canvas ready for your personal touch—whether you envision a family recreation area, a home gym, additional bedrooms, or simply appreciate the abundant storage options it provides. Outside, the fully fenced & landscaped yard features a large deck for summer relaxation. The double detached garage is drywalled, insulated & offers even more storage flexibility. Plus, with air conditioning, you'll stay cool and comfortable all summer long. With its corner-lot setting, modern updates & move-in-ready feel, this home delivers comfort, convenience & incredible potential—all in

one of Chestermere's most beloved neighborhoods. Close to the dog park, No Frills Shopping area, schools, gas station, walking pathways, the canal, and of course the LAKE!