

## 108 Rainbow Falls Grove Chestermere, Alberta

MLS # A2163461



# \$789,900

<b>Division:</b>	Rainbow Falls		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,233 sq.ft.	<b>Age:</b>	2007 (17 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, Gazebo, Low Maintenance Landscape, Landscaped, Level, Under		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Ceiling Fan(s), Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Walk-In Closet(s)		
<b>Inclusions:</b>	Gazebo, Closets, Sprinkler system, Blinds, Curtains		

Open House Sunday (September 15th) 1:30 -4 pm. Welcome to this exquisite residence in the sought-after Rainbow Falls community of Chestermere. This elegant home features 4 spacious bedrooms and 3.5 bathrooms, offering a perfect blend of comfort and luxury. Positioned conveniently close to both middle and elementary schools, as well as the scenic lake, this property is ideal for families seeking both convenience and recreation. Upon entering, you will find a versatile office or den, perfect for working from home or a quiet reading nook. The main living area boasts a grand living room with a cozy fireplace, ideal for relaxing and entertaining. The kitchen is chef's delight, showcasing new appliances, sleek granite countertops and a generous walk-in pantry that ensures ample storage. Upstairs, the home continues to impress with 3 well-appointed bedrooms, including a luxurious master suite. Additionally, a spacious bonus room provides extra space for family gatherings or a play area. The property's curb appeal is undeniable, with a fully landscaped yard featuring a sprinkler system that maintains beauty effortlessly. The backyard is completed with a charming gazebo to enjoy outdoor moments. The fully finished basement offers another bedroom, a versatile gaming or living area, and a stylish bar for hosting guests. This home truly combines sophisticated living with practicality, situated close to all amenities and providing an ideal setting for comfortable, modern living. Don't miss the chance to make this wonderful property your own - Schedule a visit today!