

208 Rainbow Falls Green Chestermere, Alberta

MLS # A2170675



\$610,000

Division:	Rainbow Falls		
Type:	Residential/Duplex		
Style:	2 Storey, Side by Side		
Size:	1,830 sq.ft.	Age:	2013 (11 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Oversized, Parking Pad, RV Access/Parking		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Gazebo, Front Yard, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Wood Frame	Zoning:	R-2
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry		

Inclusions: SIDE BAR TABLE, SHED, GAZEBO, TV MOUNTS

Price Reduction!! Are you ready to live your best life in Chestermere? Nestled in the vibrant Rainbow Falls community, this semi-detached gem is more than just a home—it's a lifestyle upgrade! Picture this: a rare double attached garage, air conditioning (because, yes, you deserve to be cool), and prime views of a picturesque green space where you can stare at nature without leaving your couch. Love outdoor living? The backyard is basically your low-maintenance paradise. It comes complete with astroturf (no mowing, ever!), an upper deck for your morning coffee, a gazebo-covered lower deck for those lazy summer evenings, and even a trailer/RV parking pad for your next big adventure—or just to look extra outdoorsy. The second floor features two well-sized bedrooms, including a primary suite with a private 4-piece ensuite (read: your own spa), plus another full bathroom and a laundry room (no more carrying baskets up and down stairs!). And let's not forget the bonus room—perfect for a home office, yoga studio, or whatever your imagination dreams up! The main floor will make your inner HGTV star swoon. Hardwood floors? Check. Large living room with a south-facing window for that perfect selfie lighting? Double check. And a cozy gas fireplace for all your fireside chats? Triple check! And then there's the kitchen. Oh, the kitchen! Espresso ceiling-height cabinets, granite countertops, and high-end stainless steel appliances. Whether you're hosting family feasts or takeout nights, this space is a chef's dream. But the fun doesn't stop inside! You're just a hop, skip, and a fetch away from a dog park for your pups, and the nearby schools and shopping are practically begging to be your new best friends. Plus, Chestermere Lake and sandy beaches are close enough to make "lake life" a reality

every weekend! Don't miss your chance to call Rainbow Falls home—schedule a viewing today, and let's get you living the Chestermere dream!