



**392 Rainbow Falls Way
Chestermere, Alberta**

MLS # A2293151



\$860,900

Division:	Rainbow Falls		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,286 sq.ft.	Age:	2004 (22 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	220 Volt Wiring, Garage Door Opener, Heated Garage, Insulated, Quad or More		
Lot Size:	0.14 Acre		
Lot Feat:	Backs on to Park/Green Space, No Back Lane, No Neighbours Behind, Pie S		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Stone, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Central Vacuum, Double Vanity, Kitchen Island, No Smoking Home, Pantry, Quartz Counters, Wired for Sound		
Inclusions:	N/A		

Luxury canal-front living with a private backyard resort in Rainbow Falls. Tucked away on a quiet street and backing directly onto the scenic canal pathways, this beautifully maintained original-owner home offers a lifestyle that is rarely available in Chestermere. The south-facing backyard is a true retreat, featuring a low maintenance, heated outdoor pool (16x30) with a hard locking safety cover, hot tub, expansive patio, sunroom, fenced dog run, and large side yard — all perfectly positioned to take in the peaceful canal views. A private gate provides direct access to the pathway system and the lake just a short walk away. Inside, the home welcomes you with a large entrance and bright front office, ideal for working from home. The open concept main floor is designed for entertaining with a spacious living room, gas fireplace, and a stunning kitchen featuring quartz countertops, a large gathering island, gas stove, walk-through pantry, and a dining area overlooking the pool and canal. Upstairs, the impressive vaulted bonus room with oversized windows creates a perfect family gathering space. The primary retreat is truly special, with corner windows capturing beautiful canal views, a walk-in closet, and a spa-inspired 5-piece ensuite. Two additional bedrooms complete the upper level. The fully finished basement provides additional living space with a fourth bedroom, full 4pce bath and a flexible workshop/office area. For car lovers or hobbyists, the heated quad attached garage (tandem bay) includes 240V wiring, hot and cold water sink with a dedicated hobby space. Extensive upgrades include triple-pane windows, Hunter Douglas blinds with room-darkening shades, air conditioning, Hardy board siding, Class 4 impact resistant shingles, commercial 6" eaves, Gemstone Lights and fresh paint throughout the entire home. This is a rare opportunity to own a

canal-front home with a private pool and resort-style backyard in one of Chestermere's most sought-after communities.