



**328 RainBow Falls Way
Chestermere, Alberta**

MLS # A2303773



\$759,999

Division:	Rainbow Falls		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,214 sq.ft.	Age:	2005 (21 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Backs on to Park/Green Space, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Granite Counters, Kitchen Island, Pantry, Walk-In Closet(s)		

Inclusions: N/A

Location, Location, Location Backing onto the canal , walking pathway. and green space. All three levels fully finished, lower level with walkout. Main floor features front flex room great for office, library, living area or large dining room. Kitchen with large working island with area for bar stools , granite counter tops, eating area with patio doors to large south facing yard. Family room with fireplace. Main floor has 9 foot ceilings with great upgraded lighting. 2 piece bath, main floor laundry room. The upper level you will find your primary bedroom with walk in closets, upgraded 5 piece en suite bathroom. 2 more good sized bedrooms, large bonus room. The lower level is fully finished with extra bedroom games area and wet bar. The home comes with air conditioning, kids play slide and sand box. Quick possession is possible. Call your Realtor to show.