



GRASSROOTS

REALTY GROUP

587-777-7276

yuri@grassrootsrealtygroup.ca

**385 Rainbow Falls Way
Chestermere, Alberta**

MLS # A2304494



\$800,000

Division:	Rainbow Falls		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,449 sq.ft.	Age:	2007 (19 yrs old)
Beds:	3	Baths:	2 full / 2 half
Garage:	Heated Garage, Oversized, Triple Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Backs on to Park/Green Space, Corner Lot, No Back Lane, See Remarks, Vie		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-

Features: Bathroom Rough-in, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, See Remarks, Soaking Tub, Stone Counters, Vaulted Ceiling(s)

Inclusions: Garage Attached Shelving, Bike Racks, Garage Heater

Substantially upgraded in 2024, this triple garage home, perfectly positioned on a bright corner lot, backing onto a peaceful walking path to a beautiful pond-is the one you have been waiting for! Designed with growing families in mind, this home offers the space, functionality, and quality finishes that make everyday living and entertaining effortless. From the moment you step into the spacious foyer, you’ll appreciate the care and investment that has gone into this home. A versatile front flex room provides the perfect space for a home office, study area, or formal sitting room. The main floor features 9-foot ceilings, new luxury plank flooring, fresh interior paint, and updated lighting and fixtures throughout, creating a warm yet elevated atmosphere. At the heart of the home is the fully renovated kitchen, truly a standout for families who love to cook and gather. Featuring full-height cabinetry, stainless steel appliances including a stunning gas range, and a highly desirable walkthrough pantry for added convenience and storage. The adjoining dining area comfortably fits a large table, ideal for hosting family meals and celebrations. The living room is both spacious and inviting, anchored by a beautifully updated gas fireplace. Large windows flood the home with natural light, enhanced by custom window coverings, while AC ensures comfort during warmer months. The main floor is completed by a 2-piece powder room and a functional mudroom with built-in bench, perfect for busy households. Upstairs, you’ll find fresh new carpet throughout. The primary suite is generously sized and offers a private retreat with a walk-in closet and a luxurious 5-piece ensuite featuring a relaxing jetted tub. Two additional bedrooms are well-sized for family living, and the convenient upper-level laundry includes newer washer and dryer. The bonus room is a true highlight, featuring vaulted

ceilings, large bright windows, and a unique built-in office/study space. The partially finished basement offers an open layout with two large windows, providing incredible potential for future development to suit a larger family. Outside, the landscaped yard is designed for enjoyment, complete with a large deck featuring glass railing and hidden storage tucked underneath. The exterior stucco has been freshly painted with elegant stone accents adding to the home's upscale appeal. The triple garage is a dream setup: heated, insulated, with new modern doors, cabinetry, bike racks and both hot and cold water taps. You can't miss the oversized driveway! With all the major upgrades already completed, including appliances, flooring, paint (interior and exterior), Garage doors, Hot water tank, lighting, and fixtures, this is a true turnkey home where the big-ticket items are done. Simply move in with time to enjoy the summer.