



**168 Rainbow Falls Heath  
Chestermere, Alberta**

**MLS # A2306050**



**\$800,000**

<b>Division:</b>	Rainbow Falls		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,793 sq.ft.	<b>Age:</b>	2017 (9 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Double Vanity, Dry Bar, High Ceilings, Kitchen Island, Open Floorplan, Pantry, See Remarks, Walk-In Closet(s)		

**Inclusions:** N/A

Perfectly situated on a corner lot in the family-friendly community of Rainbow Falls, this updated 2-storey home offers the ideal balance of location, lifestyle, and thoughtful design. Enjoy quick access to Lakeside Golf Greens, Chestermere Lake, schools, parks, and shopping, making this an exceptional place to call home. Boasting over 2,700 sq ft above grade with a fully developed basement, this home features 6 bedrooms and 3.5 bathrooms, providing ample space for growing families or multi-generational living. The main floor welcomes you with a bright open-concept layout, neutral tones, and an abundance of natural light. The living room is anchored by a cozy gas fireplace, creating a warm and inviting space that flows seamlessly into the dining area and kitchen. The kitchen is the heart of the home, showcasing timeless white cabinetry, a tiled backsplash, premium built-in appliances, a large island, and a walk-through pantry. Direct access from the triple attached garage leads into a well-designed mudroom with added cabinetry and tile flooring for everyday convenience. The dining area offers direct access to the backyard, creating a seamless indoor-outdoor connection and making it perfect for entertaining or everyday living. Upstairs, you'll find 4 spacious bedrooms plus a bonus room, providing flexible space for a family room, office, or play area. The primary suite offers a peaceful retreat with room for a king-sized bed, a walk-in closet, and a spa-inspired ensuite featuring a soaker tub and elegant tile finishes. The fully developed basement expands your living space with 2 additional bedrooms, high ceilings, and a stylish dry bar, ideal for entertaining or accommodating guests. Additional highlights include numerous built-in features and a thoughtfully designed layout tailored for modern living. This is a rare opportunity to own a well-appointed

home in one of Chestermere's most desirable communities.