



**408 Rainbow Falls Way
Chestermere, Alberta**

MLS # A2307290



\$695,000

Division:	Rainbow Falls		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,019 sq.ft.	Age:	2005 (21 yrs old)
Beds:	4	Baths:	2 full / 2 half
Garage:	Additional Parking, Double Garage Attached, Oversized		
Lot Size:	0.01 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, See Remarks, Treed		

Heating:	Central	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-1
Foundation:	Wood	Utilities:	-
Features:	Breakfast Bar, Central Vacuum, Open Floorplan, Pantry, See Remarks, Soaking Tub, Walk-In Closet(s)		
Inclusions:	n/a		

Welcome to Rainbow Falls in Chestermere. This well-maintained two-storey home backs directly onto scenic pathways—ideal for evening walks or weekend bike rides. The main floor offers an inviting open-concept layout with a cozy gas fireplace, a functional kitchen with ample cabinetry, and bright dining and living areas that feel warm and connected. Upstairs, you’ll find three comfortable bedrooms, including a spacious primary suite with a large ensuite and walk-in closet, along with a versatile bonus room perfect for relaxing, gaming, or family movie nights. The fully finished basement adds even more living space, featuring an additional bedroom and a half bathroom. Situated on a quiet street and showcasing beautifully landscaped outdoor space, this home is located in one of Chestermere’s most desirable neighbourhoods—offering a perfect blend of comfort and community.