



**161 Rainbow Falls Glen  
Chestermere, Alberta**

**MLS # A2309616**



**\$659,000**

<b>Division:</b>	Rainbow Falls		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,898 sq.ft.	<b>Age:</b>	2014 (12 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped, Rectangular Lot, Street Lighting, Treed		

<b>Heating:</b>	Fireplace(s), Forced Air	<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>	Concrete, Mixed, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Stone Counters, Walk-In Closet(s)		
<b>Inclusions:</b>	none		

This home is finally ready to sell. TURN-KEY and packed with potential, this beautifully maintained home in the heart of Chestermere offers the perfect opportunity to live comfortably while creating future rental income. With almost 1,900 SQ FT above grade plus a builder-finished basement with separate rear access, this property is ideal for buyers looking for a "live up, rent down" setup. Welcoming you in is a charming front veranda and bright open-concept main floor featuring large windows, hardwood flooring throughout the main and second level, and a spacious living room with double-sided fireplace connecting to the dining area. The kitchen is designed for both function and style with granite countertops, tiled backsplash, stainless steel appliances, huge island, corner pantry, and plenty of cabinetry. A functional mudroom leads to the oversized detached garage, and central A/C (as is) keeps the home comfortable all summer long. Upstairs features a bonus room, upper-floor laundry, and 3 generous bedrooms including a spacious primary retreat with walk-in closet and ensuite featuring dual vanities. The fully finished builder-completed basement adds major value with 2 additional bedrooms with egress windows, a full 3-piece bathroom, large family room, and separate back entrance access making it an incredible opportunity for future legal suite development subject to approval and permitting by the city/municipality, multi-generational living, or mortgage-helping rental income. Outside, enjoy the large deck, fenced yard, mature trees, and beautiful perennials on this wide 50' lot. Located just steps from scenic walking paths, ponds, waterfalls, canals, schools, and parks in one of Chestermere's most family-friendly communities. A move-in ready home with flexibility, functionality, and income potential — this is one you

don't want to miss.