



**280 Rainbow Falls Way
Chestermere, Alberta**

MLS # A2315050



\$975,000

Division:	Rainbow Falls		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,519 sq.ft.	Age:	2015 (11 yrs old)
Beds:	5	Baths:	4 full / 1 half
Garage:	Additional Parking, Driveway, Front Drive, Garage Door Opener, Garage Face		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Creek/River/Stream/Pond, Few T		

Heating:	In Floor, Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Built-in Features, Ceiling Fan(s), Double Vanity, French Door, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Sump Pump(s), Walk-In Closet(s), Wet Bar, Wired for Sound

Inclusions: Awnings (x2), Bar/Beverage Fridge (x2), TV & Wall Mounts (x3, 2 smaller bedrooms upper floor & basement), Ceiling Fans (x3), Pool Table, Privacy Screens (x3), Flower planters secured to balcony railing,

Welcome to elevated lake living in the highly sought after community of Rainbow Falls in Chestermere Lake. Perfectly positioned backing onto the canal and green space, this exceptional Douglas Homes built residence offers the ultimate blend of luxury, functionality, and lifestyle. Launch your paddleboard from your backyard and be on Chestermere Lake within minutes, all while enjoying unobstructed views, southern exposure, and no rear neighbours. Offering over 3,441 sq. ft. of professionally developed living space, this stunning walkout home features 5 bedrooms, 4.5 bathrooms, a custom developed south facing walkout basement, and a triple attached garage, all situated on a generous 5,495 sq. ft. lot. Meticulously maintained and extensively upgraded, the property boasts more than \$140,000 IN PREMIUM ENHANCEMENTS, including a professionally developed basement featuring engineered hardwood flooring, custom solid oak doors, a custom built Irish pub style bar, and additional soundproofing insulation -2016 (\$40,000); custom wine cellar & 2021 (\$21,000); motorized blinds throughout the home -2022 (\$25,000); motorized privacy screens on the lower patio -2022 (\$20,000); retractable balcony awnings with built-in wind sensors -2020 (\$11,000); central air conditioning -2022 (\$9,000); irrigation system servicing the lawn, garden boxes, and balcony planters -2025 (\$4,000); new upper-level flooring -2024 (\$3,500); new hot water tank -2023 (\$2,613); fresh paint throughout key living areas and the primary bedroom -2025 (\$2,500); and balcony privacy glass panels -2024 (\$2,500). The thoughtfully designed floor plan combines elegant finishes with practical family living, while the south facing walkout basement and expansive outdoor spaces create the perfect setting for entertaining or relaxing while taking in the tranquil canal views.

Located just steps from walking and biking pathways, Chestermere Lake, schools, shopping, restaurants, coffee shops, and everyday amenities, this is a rare opportunity to own one of Rainbow Falls' most desirable canalfront-inspired properties. Book your private showing today.