



GRASSROOTS
REALTY GROUP

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76 Rainbow Falls Boulevard
Chestermere, Alberta

MLS # A2316289



\$799,900

Division:	Rainbow Falls		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,286 sq.ft.	Age:	2013 (13 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Insulated, Oversized, Triple Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Level, No Back Lane, Private, Rectangular		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	3-24-28-W4
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, French Door, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Sump Pump(s)		
Inclusions:	Basement: Refrigerator. Electric stove, Hood fan, Projector, Weighs in the garage/gym equipment and treadmill		

Welcome to 76 Rainbow Falls Blvd, a former Douglas Homes showhome offering over 2,285 sq. ft. above grade, a triple garage and fully developed walkout basement currently configured as a one-bedroom illegal suite and operated as an Airbnb. Located in sought-after Rainbow Falls, this property combines an impressive family home with excellent flexibility for extended family, guests or additional income potential. The main floor is bright and spacious, featuring a welcoming foyer, dedicated office, large living room with fireplace, dining area and a generous kitchen with breakfast bar and walkthrough pantry. A convenient mudroom provides direct access to the garage, while the office offers an ideal work-from-home space or additional flexibility for a busy household. Extra-tall interior doors add to the home's distinctive former-showhome character. Upstairs, you'll find 3 bedrooms, 2 full bathrooms, upper-floor laundry and a large bonus room perfect for movie nights, a playroom or additional family space. The spacious primary retreat features a 5-piece ensuite with soaker tub, separate shower and double vanity, along with a walk-in closet that connects directly through to the laundry room—a thoughtful and convenient design. The fully developed walkout basement adds another level of versatility and is currently configured as a one-bedroom illegal suite used as an Airbnb. It features a large bedroom, 3-piece bathroom, kitchen, dining area and spacious recreation/living room, creating a comfortable and functional lower-level living space with direct access outside. Step outdoors to enjoy the large upper deck and private backyard, with the walkout level extending the usable outdoor living space. The triple garage features three individual garage doors and openers, providing excellent parking, storage and everyday functionality. Rainbow Falls is known for its

pathways, water features and family-friendly atmosphere, with schools, playgrounds, restaurants, shopping and everyday amenities within easy reach. Chestermere Lake is just minutes away, offering year-round recreation including boating, kayaking, swimming, skating and ice fishing. With over 2,285 sq. ft. above grade, 4 bedrooms across all three levels, 3.5 bathrooms, a triple garage, dedicated office, bonus room and walkout illegal suite, this former showhome offers a rare combination of space, versatility and income potential in one of Chestermere's most desirable communities.