



GRASSROOTS

REALTY GROUP

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**320 Rainbow Falls Green
Chestermere, Alberta**

MLS # A2317414

\$529,900



Division:	Rainbow Falls		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,731 sq.ft.	Age:	2014 (12 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Few Trees, Front Yard, Landscaped, Lawn, Rectangular Lot		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-2
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Ceiling Fan(s), Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Sump Pump(s), Walk-In Closet(s)

Inclusions: TV Bracket, underground sprinkler system

PRICE REDUCED JUNE 27th!! Priced to sell!!!! Welcome to this beautifully maintained 3-bedroom, 3.5-bath home in Rainbow Falls, offering more than 2,400 sq. ft. of finished living space, a fully developed walkout basement, central air conditioning, and a detached double garage. A covered front porch opens to a bright, welcoming main floor finished with hardwood throughout. Near the entrance, a private office provides an ideal space for working from home, while the open-concept living area brings the kitchen, dining room, and living room together with an easy, inviting flow. The kitchen features white cabinetry, quartz countertops, stainless-steel appliances, a tiled backsplash, pantry, and a generous island with seating. Large windows fill the adjoining dining area with natural light, while a door leads to the covered upper deck with a privacy screen. A spiral staircase from the deck provides easy access to the backyard, a thoughtful feature not commonly found in neighbouring homes. The spacious living room is centred around a gas fireplace with a stone surround, creating a comfortable gathering place for everyday living. A convenient 2-piece bathroom completes the main level. Upstairs, the expansive bonus room offers plenty of flexibility for a media room, playroom, gym, or second family space. The primary bedroom includes a walk-in closet and a well-appointed 5-piece ensuite with dual sinks, extensive cabinetry, a soaker tub, and tiled finishes. The second bedroom, a second full bathroom with dual sinks, and upper-floor laundry complete this thoughtfully designed level. The fully developed walkout basement adds even more usable space with a large recreation room, the third bedroom, 4-piece bathroom, storage, and direct access to the covered lower patio and fenced backyard. Outside, enjoy multiple covered outdoor living areas, established landscaping,

mature shrubs, and a detached double garage. Ideally located across from open green space and close to pathways, parks, schools, shopping, and the many amenities of Rainbow Falls, this home offers an exceptional combination of space, comfort, and everyday convenience. [Click on the link to view the Virtual Tour](#)