



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**461 Rainbow Falls Way
Chestermere, Alberta**

MLS # A2319738



\$1,275,000

Division:	Rainbow Falls		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,538 sq.ft.	Age:	2006 (20 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Creek/River/Stream/Pond, Fruit Trees/Shrub(s), Landscaped, Low		

Heating:	In Floor, Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-

Features: Bookcases, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Crown Molding, Double Vanity, French Door, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Storage, Sump Pump(s), Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Data, Wired for Sound

Inclusions: basement Dishwasher, Refrigerator in basement, Window Coverings: custom blinds, garage cabinets, garage shelving and sink, hot tub, Pool Table and accessories, Brunswick pool table charis (2), mounted tv in basement including sound system components. sonos and built-in ceiling speakers, TV and home theatre system with built-in speakers (in rec room - pub), Black out blinds in bonus room, all the office furniture (except (2) office chairs): desk, file cabinet and printer table, wall mounted cabinets. Murphy bed in main floor flex room, Shelves and lighting on murphy bed.

Welcome to one of Rainbow Falls's most distinguished waterfront residences, where exceptional craftsmanship, luxury finishes, and breathtaking natural beauty come together. Custom built by the renowned Alanridge and Jager teams, this remarkable estate is perfectly positioned on a west-facing walkout lot overlooking Rainbow Falls Pond, offering spectacular sunset views and an unparalleled lifestyle. From the moment you arrive, the home impresses with its stately curb appeal, exposed aggregate driveway, and oversized triple attached garage. Inside, a grand foyer showcases soaring ceilings, custom tile inlays, rich maple hardwood flooring, and a stunning open-tread curved staircase. Designed for both entertaining and everyday living, the chef-inspired kitchen features dual wall ovens, a professional gas range, an oversized island, full-height shaker cabinetry, and an elegant chimney-style hood fan. The kitchen flows seamlessly into the expansive great room, where custom built-ins, a gas fireplace, and floor-to-ceiling windows frame uninterrupted pond views. The upper deck offers the perfect vantage point to enjoy the spectacular sunsets reflected across the water. The main level also includes a refined dining room with custom detailing and a concealed Murphy bed for added versatility, a dedicated executive office, and a spacious mudroom featuring an impressive designer shoe closet. Upstairs, the luxurious primary retreat overlooks the pond and features a spa-inspired ensuite with a BainUltra soaker tub, custom walk-in shower, and expansive dressing room. Two additional bedrooms, a laundry room, and a substantial recreation and games room added above the garage in 2022 provide exceptional space for family living and entertaining. Complete with a pool table, dry bar, and wine fridge, this flexible retreat is ideal for gatherings, recreation, or media

enjoyment. The fully finished walkout level is designed for entertaining, featuring a custom bar, media area, and recent upgrades that create a private in-law or guest retreat with two additional bedrooms, renovated bathroom, and dedicated laundry facilities. Comfort is ensured year-round with basement radiant in-floor heating, dual furnaces, central air conditioning, and a high-efficiency boiler system providing endless hot water. Outside, the professionally landscaped grounds feature underground irrigation, decorative rockwork, premium artificial turf, permanent Gemstone lighting, and a premium SUNCOAST screened room that extends outdoor enjoyment throughout the seasons. Offering exceptional craftsmanship, extensive upgrades, a fully developed walkout design, and stunning west-facing pond views, this is a rare opportunity to own one of Rainbow Falls's premier waterfront properties.