



**444 Rainbow Falls Way
Chestermere, Alberta**

MLS # A2323843



\$650,000

Division:	Rainbow Falls		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,999 sq.ft.	Age:	2006 (20 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Few Trees, Front Yard, Landscaped, Lawn, Pie Shaped Lot, See		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, High Ceilings, Kitchen Island, Open Floorplan, Pantry, See Remarks, Soaking Tub		

Inclusions: NA

The best part about living in Rainbow Falls isn't the home itself. It's the lifestyle that comes with it. Imagine finishing work and taking an evening walk along the canals. The kids are riding their bikes to the park, neighbours wave as they pass by, and weekends are spent paddleboarding on Chestermere Lake, grabbing coffee with friends, or enjoying everything this incredible community has to offer. This is why so many families fall in love with Rainbow Falls, and why so few ever want to leave. Welcome to 444 Rainbow Falls Way. Beautifully maintained and offering over 2,600 sq. ft. of living space, this home was designed for the way families actually live. The bright, open main floor creates a natural gathering place where everyone stays connected, whether you're preparing dinner in the spacious kitchen, helping with homework at the table, or relaxing by the fireplace after a long day. The layout feels effortless, combining open spaces for entertaining with the functionality every busy family appreciates, including a walk through pantry, main floor laundry, and direct access to the attached double garage. Upstairs, you'll find three generously sized bedrooms, including a private primary retreat with a walk in closet and ensuite that feels like your own escape at the end of the day. The oversized bonus room is the kind of space every family wishes they had. Whether it's movie nights, a playroom for the kids, a home office, or a place to simply unwind, it easily adapts as your family's needs change. The fully finished basement extends your living space even further with a massive recreation room, full bathroom, fireplace, and bar area that's ready for game nights, entertaining friends, or cheering on your favourite team. It's the kind of lower level that actually gets used instead of simply adding square footage. Outside your front door is where this home truly sets itself

apart. Rainbow Falls offers beautiful pathways, parks, playgrounds, excellent schools, and one of Chestermere's strongest community atmospheres. Add in shopping, restaurants, recreation facilities, and quick access into Calgary, and it's easy to understand why this continues to be one of Chestermere's most desirable places to call home. A great house gives you more space. The right home gives you a better life. Welcome home.