



GRASSROOTS
REALTY GROUP

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**469 Rainbow Falls Way
Chestermere, Alberta**

MLS # A2327798



\$1,069,000

Division:	Rainbow Falls		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,857 sq.ft.	Age:	2006 (20 yrs old)
Beds:	5	Baths:	3
Garage:	Triple Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Landscaped, Rectangular Lot, Views		

Heating: In Floor, Forced Air, Natural Gas

Floors: Carpet, Ceramic Tile, Laminate

Roof: Asphalt Shingle

Basement: Full

Exterior: Stone, Stucco, Wood Frame

Foundation: Poured Concrete

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-1

Utilities: -

Features: Bookcases, Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Steam Room, Wired for Sound

Inclusions: *Hot Tub*, Pool Table, gazebo, garage heater, All TV mounts, living room entertainment unit, built in soffit lights, wine room shelves. Basement: refrigerator, microwave, dishwasher,

****OPEN HOUSE SAT JULY 18 12-2** WELCOME TO ONE OF THE MOST IMPRESSIVE WALKOUT BUNGALOWS TO HIT THE MARKET!** Completely transformed from top to bottom, this exceptional 5 BEDROOM home offers 3,683 SQ.FT. OF LUXURIOUS LIVING SPACE and is perfectly positioned on a premium POND LOT with a SUNNY SOUTHWEST BACKYARD offering breathtaking views. Walkout bungalows of this size and quality are incredibly hard to find, making this a truly special opportunity. Step inside and immediately appreciate the spectacular open-concept design highlighted by soaring 10-FOOT CEILINGS, built-in speakers, designer finishes and incredible pond views from the moment you walk through the door. The stunning chef's kitchen has been tastefully updated and is sure to impress with a massive centre island, GAS COOKTOP, premium appliances, beautiful custom cabinetry, Granite countertops, a Butler's Pantry that could easily be converted into a spice kitchen, plus a large walk-in pantry. The spacious dining area flows seamlessly into the beautiful living room, creating the perfect space for entertaining family and friends. Step outside to the upper deck featuring Duradek flooring, a gazebo, gas BBQ hookup and spectacular views overlooking the pond. The luxurious primary retreat is MASSIVE and designed for a KING-sized bedroom suite + offers direct access to the upper deck! The spacious WALK IN closet & lavish spa-inspired 5-piece ENSUITE featuring a custom tiled shower, two-person soaker tub and dual vanities. The main floor also features a 2nd bedroom, half bath & beautifully designed laundry room complete with custom cabinetry and a convenient dog wash station. The fully finished WALKOUT BASEMENT is an entertainer's dream. Floor-to-ceiling windows w/ IN-FLOOR HEATING create a bright & comfortable space

featuring a massive family room, games area, custom bar w/ full appliance package + an impressive wine cellar. 3 additional bedrooms (one currently used as a gym) provide room for the entire family. The luxurious bathroom features a walk-in STEAM shower, while a 2nd kitchen area offers excellent flexibility for extended family, multi-generational living or future income potential. Outside, you'll fall in love with the professionally landscaped backyard featuring underground sprinklers, mature trees, a covered patio complete with HOT TUB & OUTDOOR TV, fire pit area and peaceful pond. Every outdoor space has been designed to maximize the incredible setting. The OVERSIZED HEATED TRIPLE ATTACHED GARAGE is every homeowner's dream, offering incredible space for vehicles, toys and hobbies while also featuring a CUSTOM STORAGE LOFT that provides exceptional storage without sacrificing valuable garage space. Additional features include IN-FLOOR HEAT WITH BOILER, central AIR CONDITIONING, built-in Gemstone exterior lighting and countless custom upgrades throughout. THIS IS A RARE OPPORTUNITY TO OWN A FULLY RENOVATED WALKOUT BUNGALOW ON A POND THAT TRULY NEEDS TO BE SEEN TO BE APPRECIATED!