



GRASSROOTS
REALTY GROUP

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**145 Rainbow Falls Glen
Chestermere, Alberta**

MLS # A2327835



\$645,000

Division:	Rainbow Falls		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,875 sq.ft.	Age:	2014 (12 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Heated Garage, Paved		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Low Maintenance Landscape, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Double Vanity, Kitchen Island, Pantry, Quartz Counters		

Inclusions: Fridge, Stove, Microwave/Hoodfan, Dishwasher, Washer, Dryer, All Window Coverings, Garage Door Opener, Central Air Conditioner, Garage Heater (gas), Water Softener (as-is condition), Front Door Bell Camera, Front Camera

Welcome to the kind of home where family memories are made. Nestled on a quiet street just steps from the pond & picturesque walking paths in Rainbow Falls, this beautifully maintained home offers the perfect blend of space, comfort, and an unbeatable family-friendly location. Freshly painted and move-in ready, this fully developed home offers 5 bedrooms, 3.5 bathrooms, and a thoughtfully designed floor plan that adapts beautifully to every stage of family life. A charming front veranda welcomes you inside, where large windows fill the home with natural light, highlighting the wide-plank hardwood flooring, open-concept living spaces, and central A/C to keep you comfortable all summer long. The heart of the home is the stunning kitchen, featuring a massive quartz island, ceiling-height cabinetry, tiled backsplash, stainless steel appliances, and a walk-in pantry. Whether you're preparing weeknight dinners or hosting holiday celebrations, the spacious dining area easily accommodates a large family table, while the inviting living room offers the perfect place to gather around the cozy gas fireplace with views of the backyard. Practicality meets function with a convenient mudroom leading to the backyard and an oversized 24' x 24' heated detached garage. Upstairs, the bonus room creates the perfect second living area for movie nights, a children's playroom, or a home office. Three generously sized bedrooms include a relaxing primary retreat complete with a walk-in closet and a beautifully appointed ensuite featuring dual vanities. The upstairs laundry room offers everyday convenience with direct access to the ensuite. The fully developed basement provides exceptional flexibility for growing or multi-generational families, offering two additional bedrooms, a spacious rec room with a door for added privacy during those teenage years, and 4-piece bathroom

complete with heated floors. Step outside to enjoy the expansive deck and oversized, fully fenced backyard on a generous 46' wide lot - offering plenty of space for children to play, pets to roam, and family barbecues all summer long. You'll love being steps from the scenic walking paths that wind around the pond, waterfalls, and canal. With schools, parks, playgrounds, and a welcoming neighbourhood filled with young families, this is more than just a home - it's a lifestyle your family will love.