



GRASSROOTS
REALTY GROUP

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**148 Rainbow Falls Glen
Chestermere, Alberta**

MLS # A2329472



\$974,900

Division:	Rainbow Falls		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,556 sq.ft.	Age:	2015 (11 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Quad or More Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Lawn, Level, No Neig		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Double Vanity, Kitchen Island, Pantry, Soaking Tub, Stone Counters, Wired for Sound		

Inclusions: n/a

BEAUTIFUL HOME WITH 4 CAR GARAGE BACKING ONTO POND AND PATHWAY! With over 3,595 sq.ft. of living space and 5 bedrooms, it has plenty of room for the whole family. Entering this stunning home you'll notice the beautifully updated stone accent wall with bench, all new lighting throughout and the special touches added to each and every room. The open bright kitchen, living and dining area looks out to great views of the pond and walking paths. The beautiful kitchen has been updated with a new stone backsplash with pot filler. An accessible walk-through pantry makes it easy to bring in the groceries from the garage. The dining room has access to the huge composite deck looking out over the yard, pond and pathway. An office is located conveniently right off of the living room. Tuck away all the jackets and shoes in the cute mudroom at the entry to the garage. The upper level features a huge bonus room with lots of built-ins for storage and bright windows. The primary bedroom overlooks the pond and pathway and features a large ensuite with separate bath and shower, and his and her sinks. 3 more additional bedrooms upstairs all with jack-n-jill style bathrooms attached to them. One bedroom even features a climbing wall! Put your own final touches in the walk-out lower level. One bedroom has already been completed, a washroom can be easily added and even room for an extra kitchen and living room. Plenty of indoor parking in the dream 4 car heated garage even with it's own a small bathroom and small washer/dryer in it as well. Enjoy relaxing in the shade on the lower level patio or soak in the hot tub. The big back yard has a great play structure and still plenty of space to play on the lawn. Cute stone garden shed is perfect for hiding away all the garden supplies. Go for a nice stroll right out the back gate and onto the walking path

around the pond. The location is great with lots of walking and bike paths, shopping and schools nearby. This home must be seen to be appreciated!