



GRASSROOTS
REALTY GROUP

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248 Rainbow Falls Way
Chestermere, Alberta

MLS # A2332909



\$799,900

Division:	Rainbow Falls		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,512 sq.ft.	Age:	2015 (11 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Front Yard, Garden		

Heating:	Forced Air
Floors:	Carpet, Hardwood
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Stone, Vinyl Siding
Foundation:	Poured Concrete
Features:	Granite Counters, Kitchen Island, Vaulted Ceiling(s)

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-1
Utilities:	-

Inclusions: Shed, Planters in back yard

Welcome to this beautifully maintained large bungalow where pride of ownership is evident throughout. Backing onto a peaceful scenic stream that leads toward Chestermere Lake, this home offers a rare combination of tranquility, space, and convenience. Featuring 4 bedrooms, over 2,900 sq ft of space between the main floor and basement, and an open-concept layout, the home is filled with natural light and showcases stunning vaulted ceilings, granite countertops, a beautiful wide curved staircase, and spacious living areas perfect for both everyday living and entertaining. The walkout basement adds incredible functionality and connection to the outdoors, while the oversized driveway provides ample parking. The poured concrete backyard creates a low-maintenance outdoor retreat ideal for relaxing, hosting guests, or enjoying the serene surroundings. The south-facing backyard also features a large garden space perfect for growing your own fruits and vegetables while enjoying all-day sunshine. Located in a beautiful setting close to pathways, water, parks, and amenities, this is a rare opportunity to own a truly well-cared-for home in one of Chestermere's most desirable locations