



**GRASSROOTS**  
REALTY GROUP

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**37 RAINBOW FALLS Boulevard**  
**Chestermere, Alberta**

**MLS # A2335091**



**\$849,900**

|                  |                                                                             |               |                   |
|------------------|-----------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Rainbow Falls                                                               |               |                   |
| <b>Type:</b>     | Residential/House                                                           |               |                   |
| <b>Style:</b>    | 2 Storey                                                                    |               |                   |
| <b>Size:</b>     | 2,368 sq.ft.                                                                | <b>Age:</b>   | 2015 (11 yrs old) |
| <b>Beds:</b>     | 5                                                                           | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Concrete Driveway, Driveway, Front Drive, Garage Faces Front, Insulated, Ov |               |                   |
| <b>Lot Size:</b> | 0.16 Acre                                                                   |               |                   |
| <b>Lot Feat:</b> | Back Yard, Corner Lot, Front Yard, Gazebo, Lake, Landscaped, Lawn, Open     |               |                   |

|                    |                                                                                                                                                                                                                                                        |                   |     |
|--------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|-----|
| <b>Heating:</b>    | Central, Fireplace(s), Forced Air, See Remarks                                                                                                                                                                                                         | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Hardwood                                                                                                                                                                                                                         | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle                                                                                                                                                                                                                                        | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Full                                                                                                                                                                                                                                                   | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Concrete, Stone, Vinyl Siding, Wood Frame                                                                                                                                                                                                              | <b>Zoning:</b>    | R-1 |
| <b>Foundation:</b> | Poured Concrete                                                                                                                                                                                                                                        | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Built-in Features, Ceiling Fan(s), Double Vanity, French Door, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, See Remarks, Separate Entrance, Soaking Tub, Walk-In Closet(s) |                   |     |
| <b>Inclusions:</b> | HOT TUB                                                                                                                                                                                                                                                |                   |     |

FORMER SHOWHOME | MASSIVE CORNER LOT | 4-CAR GARAGE | FINISHED LEGAL BASEMENT SUITE | EXPANSIVE COMPOSITE DECK WITH HOT TUB | SOARING OPEN-TO-ABOVE LIVING ROOM WITH DOUBLE-HEIGHT WINDOWS | CUSTOM EXTERIOR LIGHTING WRAPPING THE ENTIRE HOME | \* Experience luxury, space, AND exceptional value in this stunning property offering OVER 3,375 SQ. FT. Of beautifully finished living space, 5 BEDROOMS, 4 BATHROOMS, and an incredible combination of upscale finishes, thoughtful design, and income-generating potential in the highly sought-after community of RAINBOW FALLS. From the moment you step inside, you're welcomed by a GRAND CURVED STAIRCASE and impressive OPEN FOYER that leads into a breathtaking OPEN-TO-ABOVE GREAT ROOM featuring SOARING DOUBLE-HEIGHT WINDOWS that flood the home with natural light. A beautiful FIREPLACE anchors the spacious living area, creating the perfect setting for both everyday living and entertaining. The CHEF-INSPIRED KITCHEN is beautifully appointed with PREMIUM WOLF APPLIANCES, including a GAS COOKTOP, BUILT-IN OVEN, AND MICROWAVE, complemented by GRANITE COUNTERTOPS, a LARGE CENTRE ISLAND, abundant cabinetry, and a functional layout designed for gathering with family and friends. QUARTZ COUNTERTOPS in every bathroom continue the home's high-end finishes throughout. One of the home's most valuable features is the FULLY LEGAL 2-BEDROOM BASEMENT SUITE, complete with a PRIVATE COVERED SIDE ENTRANCE, FULL BATHROOM, DEDICATED LAUNDRY ROOM, and a thoughtfully designed layout that is READY TO GENERATE RENTAL INCOME or provide comfortable accommodations for extended family. Step outside into your own

private backyard retreat featuring an EXPANSIVE COMPOSITE DECK, HOT TUB, BBQ GAS LINE, and a BEAUTIFULLY TREE-LINED BACKYARD that creates the perfect backdrop for relaxing or entertaining. As evening falls, the home's CUSTOM EXTERIOR LIGHTING WRAPS THE ENTIRE PROPERTY, delivering exceptional curb appeal and making this home truly stand out day and night. The INSULATED ATTACHED 4-CAR GARAGE offers exceptional space for vehicles, toys, hobbies, or additional storage, while the PREMIUM CORNER LOT provides enhanced privacy, impressive curb appeal, and extra outdoor space. Located just moments from GLENMORE TRAIL, you'll enjoy QUICK AND CONVENIENT ACCESS TO CALGARY while living in one of Chestermere's most established and desirable communities, known for its scenic pathways, waterfalls, parks, and family-friendly atmosphere. Combining SHOWHOME QUALITY, LUXURY FINISHES, INCOME-GENERATING POTENTIAL, and an UNBEATABLE LOCATION, this is a rare opportunity to own one of RAINBOW FALLS' most exceptional homes. BOOK YOUR SHOWING NOW!