

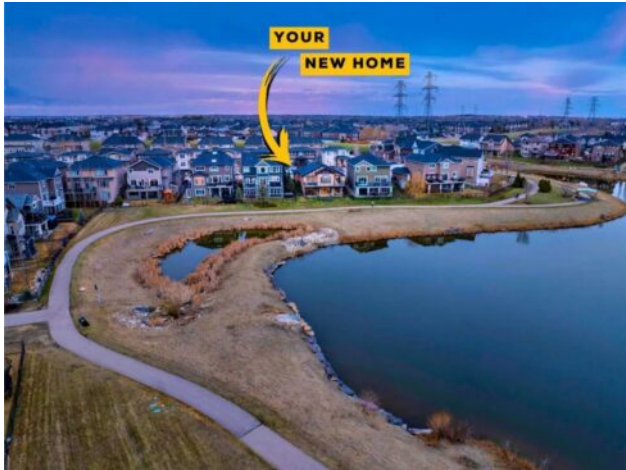


GRASSROOTS
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**136 Rainbow Falls Glen
Chestermere, Alberta**

MLS # A2338569



\$850,000

Division:	Rainbow Falls		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,592 sq.ft.	Age:	2015 (11 yrs old)
Beds:	4	Baths:	3
Garage:	Triple Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Creek/River/Stream/Pond, No Ne		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, See Remarks, Soaking Tub, Vaulted Ceiling(s)		

Inclusions: Hood Fan, Mini Fridge in Basement, Freezer in Garage

OPEN HOUSE | SUNDAY | OCTOBER 4 | 1-4PM | Welcome to 136 Rainbow Falls Glen, a beautifully maintained walkout bungalow in Rainbow Falls, Chestermere, backing directly onto a peaceful recirculating pond with no neighbors behind. Offering 4 bedrooms, 3 full bathrooms, nearly 1,600 sq. ft. above grade, a fully finished walkout basement and a rare triple attached garage, this home combines comfortable main-floor living with exceptional space and privacy. The main floor features an inviting open-concept layout with soaring 11-foot ceilings, large windows and beautiful pond views. The spacious living room is anchored by a gas fireplace and flows naturally into the dining area and modern kitchen, complete with granite countertops, stainless steel appliances, built-in oven, built-in microwave and a large island. Whether you're hosting family and friends or enjoying a quiet evening at home, the open design makes entertaining effortless. The pond-facing primary bedroom offers a peaceful retreat with beautiful views and a spacious ensuite featuring a soaking tub. A second bedroom and full bathroom on the main level provide excellent flexibility for guests, family members or a home office. The fully finished walkout basement adds two additional bedrooms, a full bathroom and generous living space, complemented by 9-foot ceilings, a second gas fireplace and direct access to the backyard patio overlooking the pond. With the walkout design, the lower level feels bright, spacious and connected to the outdoors. Recent updates provide added peace of mind, including a new furnace (2024), humidifier (2024) and hot water tank (2023). Additional features include central air conditioning, water softener, central vacuum, fresh paint and professionally cleaned carpets, making this home move-in ready. Outside, enjoy the privacy of a pond-backed lot with no neighbours

behind, fenced yard and multiple outdoor living spaces. The triple attached garage offers exceptional room for vehicles, storage, recreational equipment and hobbies. Located in the sought-after community of Rainbow Falls in Chestermere, you're just minutes from Chestermere Lake, parks, pathways, playgrounds, schools, shopping and everyday amenities. Enjoy year-round lakeside recreation including boating, paddleboarding, kayaking, swimming, fishing and winter skating, while remaining within an easy drive of Calgary. If you're searching for a walkout bungalow in Chestermere, a pond-backed home in Rainbow Falls, or a home with a triple attached garage and no neighbours behind, 136 Rainbow Falls Glen is a rare opportunity to enjoy space, privacy and the Chestermere lifestyle in one exceptional package.