



GRASSROOTS
REALTY GROUP

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408 Rainbow Falls Way
Chestermere, Alberta

MLS # A2341209



\$624,999

Division:	Rainbow Falls		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,013 sq.ft.	Age:	2005 (21 yrs old)
Beds:	4	Baths:	2 full / 2 half
Garage:	Double Garage Attached, Driveway, Oversized		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Pantry, Soaking Tub, Storage, Walk-In Closet(s)		

Inclusions: BBQ, Fire Pit, Basement Fridge, Shed, Alarm

Room to live, play, work and grow, inside and out! This spacious family home in the heart of Rainbow Falls is designed for the way life actually happens, with over 2,000 sq. ft. above grade, a finished basement, four bedrooms and multiple living spaces that give everyone room to spread out! The main floor feels bright, comfortable and connected. Hardwood floors carry through the kitchen, dining and living areas, creating an easy flow for everyday routines and time together. Gather around the fireplace, enjoy meals overlooking the backyard, or step outside onto the deck when the weather is calling. A dedicated main floor office creates a quiet place to work, study or get creative without giving up a bedroom, while main floor laundry and a convenient powder room help keep busy days running smoothly. Upstairs, the home really opens up for family life. Three bedrooms are joined by a generous bonus room that can change right along with you, whether that means movie nights, toys and playtime, gaming, homework or a little bit of everything. The primary bedroom offers its own walk in closet and private 4 piece ensuite, while the additional bedrooms share another full bathroom. The finished basement adds even more flexibility. A fourth bedroom, large recreation room and half bath create a comfortable space for older kids, overnight guests, hobbies or family hangouts. There is also an impressive amount of storage, giving bikes, seasonal décor, sports equipment and all the extras that come with family life a place of their own. The outdoor spaces feel like an extension of the home. Start the morning on the covered front porch, relax or entertain on the rear deck, and enjoy a fenced, established yard surrounded by mature trees and landscaping. From the backyard, step directly onto the community walking path and head to the pond just across the street, or to the

South Shore of Chestermere Lake for a walk, bike ride or time by the water. Rainbow Falls is made for an active, family friendly lifestyle, with parks, playgrounds, schools, shopping and an extensive network of pathways close by. Add central air conditioning and a double attached garage, and this is a home that brings together space, comfort, flexibility and everyday convenience in all the right ways.