



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**69 Rainbow Falls Boulevard
Chestermere, Alberta**

MLS # A2342517



\$729,000

Division:	Rainbow Falls		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,253 sq.ft.	Age:	2015 (11 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Front Drive, Garage Faces Front		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn, Level, Low Maintenance Landscaping		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Stone Counters, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: NA

NO CARPET | VAULTED BONUS ROOM | MAIN FLOOR OFFICE | 5 BEDROOMS | LARGE PRIVATE YARD Welcome to this beautifully maintained 5-bedroom home offering over 3,200 sq. ft. of developed living space in the sought-after community of Rainbow Falls. The bright and open main floor is finished with beautiful hardwood flooring, complemented by an upgraded hardwood staircase and NO CARPET throughout the home. The spacious living room is centred around a cozy fireplace, with large windows bringing in plenty of natural light and overlooking the Sunny WEST backyard. At the heart of the home is a fantastic kitchen featuring a HUGE SIT-UP ISLAND, abundant cabinetry, stainless steel appliances and a large walk-in pantry. There is plenty of room for weekday breakfasts, homework at the island and entertaining family and friends. A separate MAIN FLOOR OFFICE provides a proper work-from-home space without sacrificing a bedroom, while MAIN FLOOR LAUNDRY adds everyday convenience. Upstairs, the impressive VAULTED BONUS ROOM is a standout feature, creating a bright and spacious second living area perfect for movie nights, a playroom or simply relaxing. Three bedrooms complete the upper level, offering plenty of space for a growing family. The FULLY DEVELOPED BASEMENT adds even more flexibility with TWO ADDITIONAL BEDROOMS, A FULL BATHROOM AND A SPACIOUS REC ROOM, making it ideal for teenagers, guests, extended family, a home gym or additional office space. Outside, the LARGE FULLY FENCED YARD gives kids and pets plenty of room to play, while the deck and privacy screening create a comfortable outdoor space for summer dinners, entertaining or relaxing. The GARAGE is Oversized and provides additional room for storage. Rainbow Falls is known for its beautiful ponds, waterfalls,

pathways, parks and playgrounds, creating a community designed around an active, family-friendly lifestyle. Schools, shopping, restaurants and recreation are all nearby, Chestermere Lake is just mins away and convenient access to Glenmore Trail makes getting into Calgary easy. Incredibly maintained, exceptionally functional and offering over 3,200 SQ. FT. OF DEVELOPED LIVING SPACE, this is a home with the room, features and location today's families are looking for. COME SEE WHY RAINBOW FALLS CONTINUES TO BE SUCH A GREAT PLACE TO CALL HOME.