



GRASSROOTS
REALTY GROUP

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243 Westchester Boulevard
Chestermere, Alberta

MLS # A2343593



\$689,900

Division:	Rainbow Falls		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,526 sq.ft.	Age:	2005 (21 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Lawn, Level, No Back Lane, Private, Rectangular Lot, Street Light		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Central Vacuum, Chandelier, Closet Organizers, French Door, Kitchen Island, Laminate Counters, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Tile Counters		
Inclusions:	none		

Rainbow Falls is calling. It says you should live here! This beautiful fully finished air conditioned 2 story home has been meticulously maintained and thoughtfully updated and is ready for you to move right in. First impressions are everything and this home has unmistakable curb appeal with its timeless and elegant design, lush well manicured landscaping and charming covered front porch. The spacious entryway with 2 story vaulted ceiling opens onto a central staircase as well as the formal living room with 2 sided fireplace. On the other side of the staircase is a designated home office with double French doors allowing you to work or study from home in privacy. The open concept main living area is flooded with natural light thanks to large windows showcasing the mature backyard view. Light coloured cabinets and newer high end white appliances create a cheerful and inviting feeling. The kitchen is open to the sunny dining area and flows seamlessly into the comfortable family room complete with built-in shelving and the other side of the 2 sided fireplace. The recently refurbished multi-tone hardwood flooring throughout much of the main floor is a stunning addition that adds warmth to the space. A 2 pc powder room and laundry room off the garage entrance round out this main level. Upstairs you'll find a spacious bonus room with vaulted ceilings where your family is going to love to spend quality time together. Down the hall are 3 good sized bedrooms including the primary retreat complete with a generous 4 pc ensuite and walk in closet. One of the other 2 bedrooms also has a walk-in closet and they share the main bath. The fully finished basement is the ultimate retreat for your teenager, other family member or out of town guests. A 4th bedroom with direct access to the 4 pc bath, 2 flex spaces to use as a craft room, office, home gym or whatever suits

your needs plus a large family room make this the ultimate space for hanging out with friends or family. Make the most of summer in your fully fenced backyard oasis where you'll enjoy an upper deck conveniently located just off the dining room for easy access to your grill, a lower ground level deck for lounging and plenty of grassy area for kids and pets to play. A storage shed is nicely tucked at the side of the house to keep all of your outdoor tools and toys organized. Enjoy total peace of mind with extensive recent updates including a brand-new air conditioner, kitchen appliances updated within the past year (fridge, oven, microwave, dishwasher and reverse osmosis system), a newer washer and dryer (2–3 years), and major mechanicals that offer complete confidence with both the high-efficiency furnace and tankless hot water on demand replaced within the last 5 years. You're going to love living in Rainbow Falls that is home to some of Chestermere's most picturesque pathways and streets. You're also close to several great schools, plenty of parks and playgrounds as well as a growing number of amenities.