



GRASSROOTS
REALTY GROUP

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**145 Rainbow Falls Glen
Chestermere, Alberta**

MLS # A2344280

\$625,000



Division:	Rainbow Falls		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,875 sq.ft.	Age:	2014 (12 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Heated Garage, Paved		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Low Maintenance Landscape, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Double Vanity, Kitchen Island, Pantry, Quartz Counters		

Inclusions: Fridge, Stove, Microwave/Hoodfan, Dishwasher, Washer, Dryer, All Window Coverings, Garage Door Opener, Central Air Conditioner, Garage Heater (gas), Water Softener (as-is condition), Front Door Bell Camera, Front Camera

This beautifully maintained home offers the SPACE, LOT & LOCATION that are increasingly hard to find at this price. Situated on a generous 46' WIDE LOT in the established side of Rainbow Falls, this move-in-ready home features 3 + 2 bedrooms, 3.5 bathrooms, a HEATED 24' x 24' DETACHED GARAGE, CENTRAL A/C and a fully fenced backyard. Freshly painted and filled with natural light, the main floor offers wide-plank hardwood flooring, a spacious dining area and inviting living room with gas fireplace and backyard views. At the heart of the home, the impressive kitchen features a MASSIVE QUARTZ ISLAND, ceiling-height cabinetry, tiled backsplash, stainless steel appliances and walk-in pantry, while the practical mudroom keeps everyday life organized. Upstairs, a generous bonus room provides valuable second living space, along with three bedrooms including a relaxing primary retreat with walk-in closet and beautifully appointed ensuite with dual vanities. The convenient upstairs laundry includes direct access to the ensuite. The fully developed basement adds two additional bedrooms, a spacious recreation room with privacy door and a 4-pc bathroom with HEATED FLOORS - perfect for teenagers, guests, a home office or gym. Outside, the 46' WIDE LOT delivers the kind of backyard space that's difficult to recreate, with a large deck, room to play and plenty of space for summer gatherings. And the location is hard to beat - just steps from the scenic pathways surrounding the Rainbow Falls pond, waterfalls and canal, with schools, parks and playgrounds all nearby. Welcoming neighbourhood filled with young families, this is more than just a home - it's a lifestyle your family will love.