



GRASSROOTS
REALTY GROUP

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**432 Rainbow Falls Way
Chestermere, Alberta**

MLS # A2350802



\$659,900

Division:	Rainbow Falls		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,089 sq.ft.	Age:	2005 (21 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Heated Garage		
Lot Size:	0.19 Acre		
Lot Feat:	Backs on to Park/Green Space, Low Maintenance Landscape, Pie Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-

Features: Beamed Ceilings, Central Vacuum, Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar

Inclusions: TV in basement, Sectional in Basement, Hot Tub, Garage Heater, all bar stools & dining chairs, Blinds (as is) 2 Bar Fridges, Storage Shed, Reverse Osmosis System

OPEN HOUSE, Sat. Oct. 10, 1-3pm Welcome to Rainbow Falls, where family friendly living meets an incredible outdoor lifestyle! Just minutes from Chestermere Lake, this established community offers beautiful parks, water features, pathways, bike trails, schools, recreation and everyday amenities, all with quick access to Calgary. Whether you're enjoying a summer day at the lake, heading out for a bike ride or relaxing in your own backyard, this is a community built for enjoying life. Situated on a massive pie lot backing directly onto green space and a pathway, this fully loaded home offers an exceptional combination of space, location and character. Inside, the show stopping living room immediately catches your eye with vaulted beam ceilings, soaring windows and a stunning stone fireplace with mantle. The natural light and impressive architecture give the space a true vacation home feel. The dining room is perfectly positioned with direct access to the expansive deck and incredible backyard with hot tub. The kitchen is exceptionally spacious and designed for gathering, featuring a large centre island, pantry, bar fridge and raised eating bar, with plenty of room for everyone to come together. A main floor office offers the perfect work from home space and could easily function as a 5th bedroom if desired for those larger families. A convenient powder room and main floor laundry and mudroom provide direct access to the oversized heated garage. Upstairs, the bedrooms are impressively sized, a rare feature! The Jack and Jill bathroom is exceptionally functional, with large walk in closets and private vanities for each bedroom. The primary suite is a true retreat with its own vaulted ceiling, abundant natural light and a spacious ensuite complete with a walk in closet, tiled soaker tub, separate shower and dedicated makeup counter. The fully developed basement

adds even more living space with an additional bedroom, full bathroom, large recreation room and wet bar, plus plenty of storage. Outside is where this property shines even more. The sprawling pie lot backs onto green space and a pathway, offering privacy and room to enjoy the outdoors. Relax in the hot tub, entertain on the large deck or let the kids enjoy the expansive yard complete with underground sprinklers. Additional features include central air conditioning, water softener, RO system, central vacuum, newer carpet upstairs, newer vinyl flooring, fresh paint and a new hot water tank (2026). A fantastic home, an incredible lot and a lake lifestyle- this is Rainbow Falls living at its best! Check out the virtual tour.