



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

160 Rainbow Falls Passage
Chestermere, Alberta

MLS # A2351850



\$699,900

Division:	Rainbow Falls		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,156 sq.ft.	Age:	2016 (10 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Landscaped, Level, Rectangular Lot, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage		

Inclusions: Garage Heater, Storage Sheds, TV Wall Mounts (TV's excluded), Storage Roof Racks in Garage

Immaculate condition, thoughtful updates and a heated triple attached garage make this beautifully maintained home stand out on a quiet street in Rainbow Falls. With three generous bedrooms, a main floor office and a bright upper bonus room, the layout balances inviting spaces to gather with comfortable places to unwind. Brand new vinyl plank flooring flows throughout the main floor, while an open riser staircase with white railings and black wrought iron spindles creates a striking first impression. Convenient garage access connects directly to the front entrance, with a two piece bathroom and a spacious office just down the hall. A glass insert door and window bring natural light into this dedicated workspace, ideal for working from home. At the back of the home, large windows fill the open living area with natural light, creating a welcoming setting for everyday life and entertaining. The beautifully appointed kitchen features timeless white cabinetry with black hardware, a contrasting black island, quartz countertops, upgraded stainless steel appliances and a corner pantry with a glass insert door. Pendant lighting, a light grey subway tile backsplash and a distinctive tile wrapped hood fan complete the space. Whether hosting friends or preparing a family meal, the open design keeps everyone connected, with the island providing a natural gathering spot. The adjacent dining nook features a modern light fixture and opens onto a large elevated deck overlooking the generous east facing backyard. Enjoy morning sunshine with your coffee or extend summer gatherings outdoors, with plenty of yard space for relaxing and playing. Across from the kitchen, the inviting living room showcases a fireplace with a stone surround and white mantel, a dramatic black feature wall, recessed lighting and a large rear window. It is a comfortable place to settle in at the end of the day. Upstairs,

a vaulted ceiling gives the bonus room an airy, spacious feel, making it an ideal spot for movie nights, a play area or a quiet evening together. The generous primary retreat features a large rear window, a modern light fixture and a black feature wall accented with geometric wood panelling. Its impressive ensuite offers a large soaker tub, an oversized glass enclosed shower, dual sinks, quartz countertops and grey cabinetry. The walk in closet connects directly to the spacious laundry room, adding everyday convenience. Two oversized secondary bedrooms and a four piece bathroom complete the upper level. The basement is undeveloped beyond the finished stair landing, offering ample space to create additional living areas that suit your lifestyle. Additional features include central air conditioning, central vacuum, a water softener and a spacious heated triple garage with overhead storage, providing room for vehicles, hobbies and seasonal gear. A hot water tank replaced approximately one year ago, along with new roofing and soffits completed approximately one month ago, adds to the home's appeal.