



GRASSROOTS
REALTY GROUP

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**341 Rainbow Falls Way
Chestermere, Alberta**

MLS # A2234898



\$949,000

Division:	Rainbow Falls		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,906 sq.ft.	Age:	2005 (20 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Garage Faces Front, Heated Garage, Insulated, Triple Garage Attached, Wor		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Creek/River/Stream/Pond, Lawn,		

Heating:	Hot Water, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Stucco	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Breakfast Bar, Built-in Features, Central Vacuum, Chandelier, Crown Molding, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Storage, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	N/A		

Discover your DREAM HOME in the coveted Rainbow Falls community of Chestermere! This rare gem offers spectacular pond views and tranquil pathways right outside your back door, creating an idyllic retreat perfect for family living. Feel instantly welcomed by luxurious HEATED FLOORS spanning all three levels, brand-new plush carpeting upstairs, and bright, spacious interiors thoughtfully designed for both comfort and style. Enjoy family gatherings in the expansive kitchen, with CUSTOM CABINETRY and beautifully framed by oversized windows overlooking your serene backyard paradise. Unwind in the cozy bonus room, or find inspiration working from your spacious home office. The large basement offers endless possibilities for customization, while the TRIPLE-CAR GARAGE and covered BBQ area add practical convenience and year-round enjoyment. Don't miss this incredible opportunity to make lasting memories in your perfect family sanctuary!