



GRASSROOTS
REALTY GROUP

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166 Topaz Gate
Chestermere, Alberta

MLS # A2235480



\$898,888

| | | | |
|------------------|---|---------------|-------------------|
| Division: | Rainbow Falls | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,716 sq.ft. | Age: | 2007 (18 yrs old) |
| Beds: | 5 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.13 Acre | | |
| Lot Feat: | Back Yard, Backs on to Park/Green Space, Creek/River/Stream/Pond, Lands | | |

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|--------------------|--|-------------------|----|
| Heating: | Fireplace(s), Forced Air | Water: | - |
| Floors: | Carpet, Cork, Hardwood | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full, Walk-Out To Grade | LLD: | - |
| Exterior: | Stone, Vinyl Siding, Wood Frame | Zoning: | R1 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Bar, Built-in Features, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Pantry, Separate Entrance, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar | | |

Inclusions: garburator, dishwasher, microwave, refrigerator, main floor bar fridge, Thermador gas range, basement bar fridge, basement microwave, bonus room sound system, projector, screen, electronic components in bonus room, primary bedroom tv and mount, window coverings, garage remote(s), doorbell camera

This rare pond-backing walkout in Rainbow Falls is a must see! Featuring 5 bedrooms, theatre room, and panoramic water views, at 3850 sq.ft of space, this executive home blends size, style, and serenity in one of Chestermere's most sought-after communities. Step inside to a bright and open main level with soaring ceilings, expansive windows framing the water, and a chef-inspired kitchen with granite counters, rich cabinetry, and a large centre island—perfect for family living and entertaining. The living room is anchored by a cozy fireplace, while the dining area opens to a deck overlooking the pond, creating an effortless indoor-outdoor flow. A second formal dining room, front office and sleek butler's pantry round out the main floor. Upstairs, the spacious primary suite offers breathtaking views, a spa-like ensuite, and a generous walk-in closet, complemented by three additional bedrooms, full bath and incredible media bonus room. The walkout lower level is fully finished with spacious rec room with fireplace, wet bar, two additional bedrooms and full bathroom. Outside, the landscaped yard and covered patio invite year-round enjoyment of the peaceful waterfront setting. With its refined updates, theatre and entertainment spaces, in-floor heated basement, and unbeatable location, this property delivers the lifestyle buyers dream about—whether it's hosting friends, relaxing by the fire, or watching sunsets over the pond.