



GRASSROOTS
REALTY GROUP

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166 Topaz Gate
Chestermere, Alberta

MLS # A2235480



\$949,000

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		

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

Welcome to your dream executive walkout home in beautiful Rainbow Falls of Chestermere—where refined living meets natural serenity. Built by Shane Homes, it is perfectly positioned along a tranquil pond and winding walking path, this impeccably maintained 5-bedroom estate boasts over 3,850 sq ft of thoughtfully designed living space. Recent upgrades include some flooring, top-of-the-line lighting, faucets, designer wall paper and accessories—every detail curated with sophistication in mind. As you step inside, soaring vaulted ceilings with custom moldings and decor, expansive windows, and rich architectural touches create an inviting, elevated atmosphere. The open-concept main floor seamlessly connects the living, dining, and culinary spaces, centered around a chef-inspired kitchen with granite counters, premium stainless steel appliances including a newer Thermador gas range and a sleek butler’s bar—ideal for hosting and entertaining. Step out onto the expansive upper deck to sip your morning coffee or enjoy dining with tranquil pond views and peaceful sounds of nature. A formal dining room impresses with ambient lighting set into a tray ceiling, while the main floor office provides a bright, quiet workspace perfect for working from home. Upstairs, the luxurious primary suite is a true escape, featuring its own private balcony, a spa-like ensuite with elegant designer lighting and a generous walk-in closet sure to delight any fashion lover. Movie nights come to life in the upper-level media room, boasting a high-end projector and an oversized screen for the ultimate cinematic experience. The fully finished walkout basement opens to a professionally landscaped backyard with a covered patio and direct access to the scenic walking path. Whether you’re entertaining, relaxing, or out for an evening stroll, this property offers

incredible value and the perfect balance of elegance, comfort, and location—just minutes from Chestermere’s best amenities.