

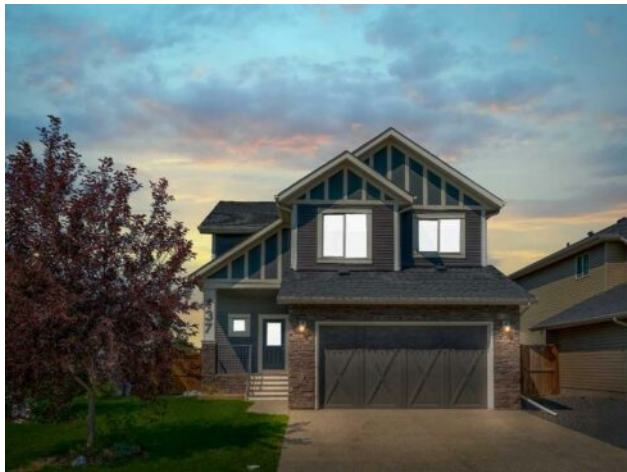


GRASSROOTS
REALTY GROUP

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137 rainbow falls Heath Chestermere, Alberta

MLS # A2239432



\$848,000

Division:	Rainbow Falls		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,352 sq.ft.	Age:	2014 (11 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Few Trees, Landscaped, Low Maintenance Landscape, Private, Rectangular		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Pantry, Vaulted Ceiling(s)		

Inclusions: N/A

Modern Elegance Meets Family Comfort in the Heart of Chestermere. Welcome to this stunning, fully developed two-story residence nestled on a peaceful street in desirable Chestermere. Offering over . 3,300 sq. ft. of thoughtfully designed living space, this home blends style, sophistication, and function in perfect harmony. From the moment you step inside, you're greeted by an open-concept layout bathed in natural light from expansive west-facing windows. The heart of the home is a chef-inspired kitchen featuring gleaming quartz countertops, an oversized island with contrasting finishes, upgraded appliances, soft-close cabinetry, a massive walk-in pantry, and abundant storage — ideal for both everyday living and hosting unforgettable gatherings. A seamless transition leads to the spacious dining area, perfect for intimate family meals or elegant dinner parties. Step outside onto the large west-facing deck and take in the uninterrupted views and evening sunshine, with no direct neighbors behind. The main floor living room is both cozy and refined, showcasing a gas fireplace framed by a custom mantle and surrounded by oversized windows, creating the perfect space for entertaining or relaxing with loved ones. Upstairs, the thoughtful design continues with a large bonus room, convenient laundry room, two generous secondary bedrooms, and a beautifully appointed 4-piece bathroom. The primary retreat is truly exceptional, featuring a luxurious 5-piece ensuite with dual vanities, glass-enclosed shower, deep soaker tub, and a spacious walk-in closet. The fully finished basement expands your living space even further with a 4th bedroom, modern 3-piece bathroom, a dedicated home theatre area— perfect for family movie nights — and ample storage throughout. Additional highlights include: Central A/C for year-round comfort Oversized double

attached garage (22’x20’) Central vacuum rough-in, Low-maintenance landscaping, Sunny southwest-facing backyard on a generous lot with privacy and space to enjoy Lovingly maintained and move-in ready, this home is a true standout in the market — a perfect 10 in every way. Don’t miss your opportunity to own this beautiful blend of modern living and timeless comfort.