



GRASSROOTS
REALTY GROUP

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108 Rainbow Falls Row
Chestermere, Alberta

MLS # A2239704



\$948,500

Division:	Rainbow Falls		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,251 sq.ft.	Age:	2013 (12 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Insulated, Oversized		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Beach, Corner Lot, Front Yard, Rectangular Lot, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to 108 Rainbow Falls Row, an exceptional executive-style home situated on a unique corner lot siding onto peaceful green space, in the beautiful lakeside community of Chestermere. Offering over 3,000 SqFt of thoughtfully designed living space, this stunning 2-storey residence blends luxury, comfort, and functionality—perfect for families and professionals alike. Featuring 4 spacious bedrooms and 3.5 bathrooms, the home is finished with high-end details throughout. The main level impresses with 9-foot ceilings, rich hardwood flooring, and a private office with elegant French doors. The heart of the home is a warm, inviting living room with a striking wood-burning fireplace and a dramatic open-to-below design, adding an airy and grand feel to the space. The gourmet kitchen is ideal for entertaining, featuring granite countertops, tall cabinetry, built-in oven and microwave, stainless steel appliances, and a walkthrough pantry that connects to a practical mudroom. A two-piece powder room and convenient laundry room complete the main floor. Upstairs, retreat to the luxurious king-sized primary suite, complete with a large walk-in closet and a spa-like 5-piece ensuite, including dual sinks, a soaker tub, and a separate shower. Two additional generously sized bedrooms and a bright bonus/family room offer versatility for relaxing, reading, or play. Step out onto the expansive upper-floor balcony, ideal for enjoying your morning coffee or tranquil sunset views. The fully finished walk-out basement adds incredible value with a large recreation room, kitchenette, fourth bedroom, and a 4-piece bathroom—perfect for guests, teens, or extended family. An oversized, insulated garage (24' x 21') offers ample space for vehicles, storage, or a workshop. Ideally located in a quiet, family-friendly neighbourhood with easy access to Calgary, this

home offers the rare combination of elegance, privacy, and convenience—all just steps from nature.