



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

197 West Creek Boulevard
Chestermere, Alberta

MLS # A2242202



\$799,995

Division:	Rainbow Falls		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,295 sq.ft.	Age:	2007 (18 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard		

Heating: Forced Air, Natural Gas

Floors: Carpet, Ceramic Tile, Hardwood

Roof: Asphalt Shingle

Basement: Finished, Full

Exterior: Stucco, Wood Frame

Foundation: Poured Concrete

Features: No Smoking Home

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-1

Utilities: -

Inclusions: Jet Shower, wooden shed on the deck

Find Your Dream Home in the Sought-After Community of Rainbow Falls, Chestermere! Located on a quiet, family-friendly street just steps from parks and green spaces, this beautifully maintained CORNER-LOT home offers the perfect blend of space, style, and functionality. Boasting OVER 3000 sq ft of developed living space, this 5-BEDROOM 3.5-bathroom home with a massive 21x28 insulated TRIPLE GARAGE is move-in ready and ideal for modern family living. From the moment you step inside, you'll be greeted by the sunny open-concept living area and warm hardwood floors. The main level includes a versatile FLEX ROOM, perfect for a home office, playroom, or creative studio - ideal for remote workers or busy households needing flexible space. Moving forward, you'll find the living room, kitchen, and dining nook which come together seamlessly to create a cozy and welcoming environment. The spacious living room is anchored by a GAS FIREPLACE - the perfect place to gather with family or curl up with a good book. The heart of the home is the chef-inspired kitchen complete with a granite island and spacious pantry. Laundry room is conveniently located on the main floor too. Upstairs, the spacious primary suite features a generous walk-in closet and a luxurious 5-piece ensuite complete with dual vanities, a deep soaker tub, and a separate shower. You'll also find THREE ADDITIONAL BEDROOMS and a finished full bathroom, perfect for growing families. The fully developed basement offers a LARGE RECREATION ROOM - ideal as a home theatre or games area - plus a FIFTH BEDROOM and a stylish 3-piece bathroom providing a comfortable and private space for guests, teenagers, or extended family. This floor also features a MASSIVE MULTIFUNCTIONAL JET SHOWER and a storage space. Step outside to enjoy

the sun-drenched backyard, ideal for outdoor dining, summer barbecues, or simply relaxing in the sun. The covered FRONT VERANDA adds charm and curb appeal—a perfect spot for your morning coffee or evening unwind. STUCCO SIDING, NEWER WATER TANK (2019) AND FURNACE (2023) Don't miss your chance to see this exceptional property—book your showing today!