



GRASSROOTS
REALTY GROUP

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117 rainbow falls Heath Chestermere, Alberta

MLS # A2245526



\$789,000

Division:	Rainbow Falls		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,261 sq.ft.	Age:	2015 (10 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Low Maintenance Landscape, No Neighbours Behind, Rectangular		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	r1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Kitchen Island, No Smoking Home, Open Floorplan, Pantry		

Inclusions: N/A

Stylish, Spacious, and Fully Upgraded in Rainbow Falls! Welcome to over 3,100 sq ft of beautifully designed living space in one of Chestermere's most sought-after communities — Rainbow Falls. This stunning 2-storey home with a TRIPLE ATTACHED GARAGE offers 5 bedrooms, 4 bathrooms (including 3 full baths), and a fully finished walk-out basement — perfect for growing families or those who love to entertain. Step inside to find a grand open-to-below foyer, newer designer light fixtures, and carpet throughout. The main floor is thoughtfully laid out with a spacious family room featuring custom floor-to-ceiling built-ins, a bright dining area, and a gorgeous kitchen equipped with granite countertops, a large central island, stainless steel appliances, and a walk-in pantry with custom shelving. There's also a built-in feature in the mudroom, adding function and style. The family room is subtly enclosed, creating a cozy and private space while still maintaining an open flow. From the dining area, step out onto your covered deck with glass railing — the perfect spot to unwind and take in the views of your low-maintenance landscaped yard with no rear neighbors. Upstairs, you'll find a bonus room, laundry conveniently located on the same level, and 3 generously sized bedrooms, including a primary retreat with a walk-in closet and a 4-piece ensuite. Downstairs, the walk-out basement is fully finished with a large rec room, 2 additional bedrooms, and a full bath — ideal for guests, older kids, or even a home office setup. Walk right out to your concrete patio, perfect for summer evenings or enjoying a morning coffee in peace. Additional upgrades include: Concrete pathways surrounding the home from front to back, Side stairs leading to the backyard and a Custom matching shed. Prime location with access to Rainbow Road, Glenmore

Trail & 17th Ave SE. Walking distance to schools, shopping, and local amenities. This home offers incredible value, has been well maintained, and is ready for its next chapter. Don't miss your opportunity to live in a premium location with space, style, and functionality.