



GRASSROOTS
REALTY GROUP

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193 Rainbow Falls Heath Chestermere, Alberta

MLS # A2250699



\$779,900

Division:	Rainbow Falls		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,367 sq.ft.	Age:	2017 (8 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Block Driveway, Concrete Driveway, Garage Door Opener, Garage Faces Front		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Gentle Sloping, Lawn, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Granite Counters, High Ceilings, Open Floorplan, Pantry, Soaking Tub, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

Experience LUXURY and MODERN LIVING in this stunning home offering over 3,000 sq ft of developed living space in family-friendly Rainbow Falls, Chestermere. The main floor features a bright, OPEN LAYOUT perfect for gatherings, with a cozy GAS FIREPLACE, stylish eating bar, spacious dining area leading to a large deck, and a 2-pc bathroom. Upstairs offers three generous bedrooms, including a luxurious primary suite, huge walk-in closet, and 5-piece ensuite. You'll love the convenient upper laundry and versatile bonus room above the garage—ideal as a playroom, media room, or fourth bedroom. The fully finished basement adds a family room for movie nights with a second GAS FIREPLACE, a massive guest bedroom, and a full bathroom. Enjoy the CENTRAL AIR CONDITIONING, TRIPLE ATTACHED GARAGE and west-facing backyard. Perfect for families, entertainers, and anyone seeking space, style, and convenience—just minutes from Rainbow Falls Trail and all amenities. Book your showing today!