



**288 Rainbow Falls Green  
Chestermere, Alberta**

**MLS # A2262855**

**\$669,900**



<b>Division:</b>	Rainbow Falls	
<b>Type:</b>	Residential/Duplex	
<b>Style:</b>	2 Storey, Attached-Side by Side	
<b>Size:</b>	1,830 sq.ft.	<b>Age:</b> 2014 (12 yrs old)
<b>Beds:</b>	4	<b>Baths:</b> 3 full / 1 half
<b>Garage:</b>	Alley Access, Covered, Double Garage Detached, Insulated	
<b>Lot Size:</b>	0.08 Acre	
<b>Lot Feat:</b>	Back Lane, Back Yard, Gazebo, Landscaped, Lawn, Low Maintenance Lands	

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	R-2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home		

**Inclusions:** TV wall mounts, Exterior lighting, Murphy Bed ( no mattress), Garage Work bench, Ring doorbell camera

Stunning Duplex in Chestermere's Rainbow Falls Welcome to a world of elegance and modern luxury in this breathtaking duplex, nestled in the heart of Chestermere's coveted Rainbow Falls within the vibrant Lake Community. Meticulously crafted, this showhome-worthy residence dazzles with thoughtful upgrades and a fresh, inviting aesthetic. Exterior & Curb Appeal Charming Front Patio: Full-length patio overlooks a lush green belt, offering a warm welcome. Landscaped Backyard: Low-maintenance design with ample lounging areas for relaxation. Extended Back Deck: Complete with privacy fencing, perfect for outdoor entertaining. Oversized Double Garage: Insulated with extra-high doors, ideal for larger vehicles like trucks. Main Level Inviting Foyer: Features custom-built bench seating and intricate woodworking. Gleaming Hardwood Floors: Flow throughout, leading to a versatile flex room (office, bedroom, or more). Gourmet Kitchen: Ceiling-height white cabinetry Walk-in pantry Upgraded stainless steel appliances & gas range Expansive quartz island for prep and gatherings Sunlit Living & Dining Areas: South-facing for natural light, with a sleek gas fireplace and elegant mantel. Upper Level Primary Suite: Expansive with coffered ceilings Spa-like ensuite with dual vanities Walk-in closet with locking door for valuables Additional Bedrooms: Two generously sized rooms for flexibility