



GRASSROOTS
REALTY GROUP

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288 Rainbow Falls Green Chestermere, Alberta

MLS # A2262855



\$669,900

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

Heating: Forced Air, Natural Gas

Floors: Carpet, Ceramic Tile, Hardwood

Roof: Asphalt Shingle

Basement: Full

Exterior: Mixed

Foundation: Poured Concrete

Features: No Smoking Home

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-2

Utilities: -

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