



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 (11 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	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Separate/Exterior Entry, Walk-Out To Grade	LLD:	-
Exterior:	Mixed	Zoning:	R-2
Foundation:	Poured Concrete	Utilities:	-
Features:	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