



**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 Landscaping |               |                   |

|                    |                                |                   |     |
|--------------------|--------------------------------|-------------------|-----|
| <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