



**GRASSROOTS**  
REALTY GROUP

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**137 Magenta Crescent  
Chestermere, Alberta**

**MLS # A2263145**



**\$899,900**

<b>Division:</b>	Rainbow Falls		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,604 sq.ft.	<b>Age:</b>	2010 (15 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Creek/River/Stream/Pond		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Other	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Siding	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Recessed Lighting, See Remarks, Vinyl Windows		

**Inclusions:** Additional appliances in suite including fridge, dishwasher, stove, washer, dryer

**\*\*OPEN HOUSE SATURDAY NOV 1 from 12-2PM\*\*** Tucked in one of the most sought-after locations in Chestermere, this stunning two-storey walkout backs directly onto the tranquil Rainbow Falls green space and creek-side pathway. Step outside your back gate to enjoy peaceful walks along the water, surrounded by mature trees and lush landscaping &mdash; a true outdoor retreat right at home. Inside, this fully finished residence impresses with thoughtful updates and high-end finishes throughout. The reimagined Chef&rsquo;s Kitchen now features brand-new stainless steel appliances, elegant granite countertops, custom maple cabinetry with soft-close drawers and under-cabinet lighting, plus a convenient walk-through pantry connecting to the mudroom. Whether preparing an intimate meal or hosting guests, this kitchen delivers both beauty and functionality. Soaring west-facing windows flood the main floor with natural light, framing picturesque views of the creek and park beyond. The inviting great room centers around a full-height stone fireplace &mdash; perfect for cozy evenings with family or friends. Upstairs; flowing new carpet, the spacious primary suite provides a true retreat, complete with a spa-inspired 5-piece ensuite featuring heated marble floors, a jetted marble-wrapped tub, dual vanities, and his-and-hers walk-in closets. The walkout lower level is beautifully designed with versatility in mind &mdash; featuring an impressive wet bar, built-in Murphy bed, custom wine room, in-ceiling audio, and a sleek 4-piece bath with heated floors and steam shower. Ideal as a guest suite or entertainment space, it&rsquo;s fully equipped with separate laundry and security systems. Outdoors, the private fenced yard offers multiple gathering spaces &mdash; a large deck for summer dining, a cozy fire pit area, and a concrete patio overlooking the natural

green space and gently flowing creek. This home truly combines luxury living with the serenity of nature &mdash; an exceptional balance of indoor comfort and outdoor beauty.