



**408 Rainbow Falls Way
Chestermere, Alberta**

MLS # A2269868



\$714,900

Division:	Rainbow Falls		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,019 sq.ft.	Age:	2005 (21 yrs old)
Beds:	4	Baths:	2 full / 2 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Few Trees, Front Yard, Landscaped, Yard Lights		

Heating:	Central	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-1
Foundation:	Wood	Utilities:	-
Features:	Central Vacuum, Open Floorplan, Pantry, See Remarks, Soaking Tub, Storage, Walk-In Closet(s)		

Inclusions: Seller is open to sell Man Cave as is

Welcome to Rainbow Falls, Chestermere. This well-kept two-storey backs directly onto the scenic pathways—perfect for evening walks or weekend rides. The main floor features an inviting open layout with a cozy gas fireplace, a functional kitchen with plenty of cabinetry, and bright dining and living spaces that feel warm and connected. Upstairs offers three comfortable bedrooms, including a spacious primary suite with a large ensuite and walk-in closet, plus a versatile bonus room ideal for relaxing, gaming, or family movie nights. The fully developed basement adds even more value, complete with an additional bedroom, and full bathroom. Located on a quiet street in Chestermere, with it's beautiful backyard landscaping, in one of the most desirable neighbourhoods, this home delivers both comfort and community