



GRASSROOTS
REALTY GROUP

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**408 Rainbow Falls Way
Chestermere, Alberta**

MLS # A2269868



\$724,900

Division:	Rainbow Falls		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,019 sq.ft.	Age:	2005 (20 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 in 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, full bathroom, and a one-of-a-kind fan attic “man cave” that must be seen to be appreciated. The sellers are happy to include the fan cave setup in the sale or remove it prior to possession—buyer’s choice. Located on a quiet street in one of Chestermere’s most desirable neighbourhoods, this home delivers both comfort and community