



**GRASSROOTS**  
REALTY GROUP

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## 161 Rainbow Falls Glen Chestermere, Alberta

**MLS # A2273175**



# \$640,000

<b>Division:</b>	Rainbow Falls		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,914 sq.ft.	<b>Age:</b>	2014 (12 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Few Trees, Front Yard		

<b>Heating:</b>	High Efficiency, Forced Air
<b>Floors:</b>	Carpet, Hardwood
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Full
<b>Exterior:</b>	Vinyl Siding, Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	High Ceilings, Kitchen Island, Pantry

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R-1
<b>Utilities:</b>	-

**Inclusions:** N/A

\*\*\*OPEN HOUSE Sunday -January 25, 2026 - 2:00 pm to 4:00 pm\*\*\* Welcome to this beautifully designed 5-bedroom, 3.5-bathroom detached home located in the heart of Chestermere, Alberta &mdash; a vibrant lake community just minutes from Calgary! Offering over 2,700 sq. ft. of developed living space, this home blends modern finishes with a functional layout perfect for families. Step into a bright and open main floor featuring wide plank engineered hardwood, large windows that flood the space with natural light, and a sleek three-sided gas fireplace separating the living and dining areas &mdash; creating the perfect ambiance for entertaining or cozy family nights. The modern kitchen showcases quartz countertops, stainless steel appliances, shaker-style cabinetry, a stylish tile backsplash, and an island with pendant lighting &mdash; ideal for casual dining or meal prep. Upstairs, enjoy a spacious bonus room perfect for a play area or media lounge, along with three comfortable bedrooms including a private primary suite with a walk-in closet and ensuite bath. The fully finished basement adds even more versatility, offering two additional bedrooms, a full bathroom, and a large recreation area &mdash; great for guests, a home office, or a hobby space. Outside, you'll find a two-car detached garage and a landscaped yard ready for your summer gatherings. Located in a quiet, family-friendly neighborhood close to parks, schools, Chestermere Lake, and shopping, this home combines comfort, convenience, and value.