



GRASSROOTS
REALTY GROUP

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161 Rainbow Falls Glen Chestermere, Alberta

MLS # A2273175



\$640,000

Division:	Rainbow Falls		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,914 sq.ft.	Age:	2014 (11 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Front Yard		

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

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-1
Utilities:	-

Inclusions: N/A

Welcome to this beautifully designed 5-bedroom, 3.5-bathroom detached home located in the heart of Chestermere, Alberta — 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 — 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 — 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 — 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.