



**GRASSROOTS**  
REALTY GROUP

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## 201 Rainbow Falls Glen Chestermere, Alberta

**MLS # A2274370**



# \$695,000

<b>Division:</b>	Rainbow Falls		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,917 sq.ft.	<b>Age:</b>	2014 (11 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot, Front Yard, Lawn		

**Heating:** Forced Air, Natural Gas

**Floors:** Carpet, Ceramic Tile, Laminate

**Roof:** Asphalt Shingle

**Basement:** Full

**Exterior:** Vinyl Siding, Wood Frame

**Foundation:** Poured Concrete

**Features:** Built-in Features, Granite Counters, Kitchen Island, No Smoking Home, Pantry

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-1

**Utilities:** -

**Inclusions:** n/a

Welcome to this beautifully cared-for two-storey home, perfectly situated on a large corner lot in the sought-after community of Rainbow Falls. Warm, inviting & loaded with thoughtful updates, this home offers the ideal blend of comfort, style & functionality. Step inside to a bright & open main floor where the spacious living room is highlighted by a two-way gas fireplace, adding cozy ambiance to both the living & dining areas. The kitchen is designed for everyday living & easy entertaining with granite countertops, upgraded stainless steel appliances, and a large central island perfect for prepping meals & gatherings. You'll love the generous rear entry, complete with built-in storage that keeps coats & boots perfectly tucked away keeping the main floor clutter & mud-free. Updated LVP flooring spans the entire upper level, providing a sleek, resilient surface throughout. Three spacious bedrooms & a versatile bonus room offer plenty of flexibility for family living. A well-appointed shared 4-piece bathroom adds comfort & practicality. The huge primary retreat completes this level with a walk-in closet & a beautifully appointed ensuite with dual sinks, while the convenient upper-level laundry simplifies daily routines. The unfinished basement is a blank canvas ready for your personal touch—whether you envision a family recreation area, a home gym, additional bedrooms, or simply appreciate the abundant storage options it provides. Outside, the fully fenced & landscaped yard features a large deck for summer relaxation. The double detached garage is drywalled, insulated & offers even more storage flexibility. Plus, with air conditioning, you'll stay cool and comfortable all summer long. With its corner-lot setting, modern updates & move-in-ready feel, this home delivers comfort, convenience & incredible potential—all in one of Chestermere's

most beloved neighborhoods. Close to the dog park, No Frills Shopping area, schools, gas station, walking pathways, the canal, and of course the LAKE!