



**201 Rainbow Falls Glen  
Chestermere, Alberta**

**MLS # A2274370**



**\$649,900**

<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 (12 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		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Granite Counters, Kitchen Island, No Smoking Home, Pantry		

**Inclusions:** n/a

Deal of the Week - Large Price Adjustment! -- 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&mdash;all in one of Chestermere&rsquo;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!