



**156 Rainbow Falls Heath  
Chestermere, Alberta**

**MLS # A2297410**



**\$749,900**

<b>Division:</b>	Rainbow Falls		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,060 sq.ft.	<b>Age:</b>	2015 (11 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Garage Door Opener, Triple Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, Few Trees, Front Yard, Landscaped, Lawn, Private, Rect		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Breakfast Bar, Double Vanity, High Ceilings, No Smoking Home, Quartz Counters, Soaking Tub, Storage, Vinyl Windows, Wet Bar		

**Inclusions:** N/A

Welcome to this beautifully upgraded two-storey residence nestled in a quiet and desirable location, offering exceptional living space and refined finishes throughout. From the moment you enter, you’ll appreciate the elegant vinyl flooring that flows seamlessly through the foyer, powder room, kitchen, and dining area. The home is highlighted by a stunning oak staircase with modern metal spindles, creating a striking architectural feature. A front flex room with double French doors provides the perfect space for a private office, library, or study. Designed for both everyday living and entertaining, the gourmet island kitchen showcases granite countertops and a full stainless steel appliance package, including refrigerator, dishwasher, over-the-range microwave, and electric glass-top stove. The spacious dining area is filled with natural light and features patio doors leading to a spacious deck, ideal for indoor-outdoor living. The generous living room offers a warm and inviting atmosphere with a corner gas fireplace, perfect for relaxing evenings. Upstairs, you’ll find a spectacular oversized bonus room, along with two well-appointed secondary bedrooms and a stylish 4-piece bathroom featuring tile flooring and a granite vanity. Double doors lead to the luxurious primary retreat, complete with a walk-in closet and a spa-inspired 5-piece ensuite featuring a soaker tub, dual sinks, walk-in shower, private water closet, granite vanity, and tile flooring. The newly developed lower level expands the home’s living space with two additional bedrooms, a full bathroom, and a wet bar, offering incredible flexibility for guests, extended family, or entertaining. Combining thoughtful design, upscale finishes, and a peaceful setting, this exceptional home is move-in ready and sure to impress.