



**229 Rainbow Falls Glen
Chestermere, Alberta**

MLS # A2298551



\$649,000

Division:	Rainbow Falls		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,029 sq.ft.	Age:	2014 (12 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot		

Heating:	Fireplace(s), Forced Air, Hot Water, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	3-24-28-W4
Exterior:	Vinyl Siding	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Granite Counters, Kitchen Island, Soaking Tub, Storage, Walk-In Closet(s)		

Inclusions: gazebo , Large Mirror at the bottom of stairs

OPEN HOUSE THIS SATURDAY APRIL 4th From 12:00pm -3:00pm | Small town charm meets city convenience in this well maintained 2 storey home in the sought after community of Rainbow Falls. Offering over 2000 sq ft of above grade living space, this 3 bedroom 2.5 bathroom home is Very thoughtfully designed for both comfort and functionality. Even My photographer said so. :) The inviting south facing front porch adds to the curb appeal and is the perfect place to slow down and enjoy your morning coffee or share a little summer evening conversation with friends. Inside, you are welcomed by a warm and spacious layout featuring a double sided fireplace that connects the main living areas. What a smart placement for the Fireplace kudos to the builders and designers. The bright living room is filled with natural light, while the kitchen features white cabinetry, granite countertops, a large island, stainless steel appliances including a gas range, and a walk in pantry. A built in desk area or a very fancy junk drawer station. A generous dining space makes this home ideal for everyday living and entertaining. Upstairs offers a large bonus room, a spacious primary bedroom with a 5 piece ensuite and walk in closet, two additional bedrooms, a full bathroom, and convenient upper level laundry with sink. The basement is unfinished with rough ins in place, ready for future development. Enjoy the private fenced backyard and back deck with a Gazebo. Perfect for summer evenings. A 23 x 23 detached garage with paved alley access. Central air conditioning adds year round comfort. Located within walking distance to schools, parks, pathways, Chestermere Lake, and local amenities, this home offers an ideal lifestyle in a fantastic community. Note: Bar stools ,dining table, workout equipment, outdoor patio furniture and a big screen tv in the living room are not included but may be

negotiable if Buyer wants.