



**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

Where everyday living meets lifestyle, this beautifully maintained 2 storey home in Rainbow Falls offers the space and flow families are looking for. With over 2,000 sq ft above grade, this 3 bedroom, 2.5 bathroom home is thoughtfully designed for comfort and functionality. A south facing front porch welcomes you, perfect for morning coffee or summer evenings. Inside, a bright and inviting layout is anchored by a double sided fireplace connecting the main living spaces. The kitchen features white cabinetry, granite countertops, a large island, stainless steel appliances including a gas range, and a walk in pantry. The dining area is ideal for both everyday living and entertaining. Upstairs offers a spacious bonus room, a primary retreat with a 5 piece ensuite and walk in closet, two additional bedrooms, full bathroom, and convenient upper level laundry. The unfinished basement with rough ins is ready for future development. Enjoy a private fenced backyard with deck and gazebo, plus 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 delivers the perfect balance of community and convenience.