



**140 Rainbow Falls Heath
Chestermere, Alberta**

MLS # A2299687



\$715,000

Division:	Rainbow Falls		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,291 sq.ft.	Age:	2015 (11 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Pantry, See Remarks, Walk-In Closet(s)		

Inclusions: N/A

OVERSIZED CORNER LOT (6560 SQFT)!! TRIPLE GARAGE ATTACHED!! RV ACCESS GARAGE WITH REAR DOOR&mdashPERFECT FOR PARKING YOUR BOAT, RV, OR ALL YOUR TOYS!! LOCATED IN RAINBOW FALLS!! 2290 SQFT OF LIVING SPACE!! 4 BEDROOM 2.5 BATH!! VAULTED CEILINGS!! Step into a GRAND FOYER that sets the tone for this spacious home, leading into a versatile MAIN FLOOR OFFICE that can easily be used as a bedroom. The main level features a bright and inviting living area with a COZY FIREPLACE, seamlessly connecting to the dining space and a well-designed kitchen complete with a CENTRAL ISLAND and pantry. The dining area offers direct access to the BACKYARD DECK, perfect for indoor-outdoor living, while a 2PC bath completes this level. Upstairs, you’ll find a thoughtfully designed layout with 3 bedrooms and 2 full bathrooms, including a SPACIOUS PRIMARY BEDROOM featuring a 5PC ENSUITE and walk-in closet. Two additional well-sized bedrooms share a 4PC bath. A HUGE BONUS ROOM adds extra living space, and the convenience of UPSTAIRS LAUNDRY makes everyday living effortless. A rare combination of space, layout, and a TRIPLE ATTACHED RV GARAGE on a corner lot in one of Chestermere’s most sought-after communities&mdashDON’T MISS THIS OPPORTUNITY!!