



THE
A-TEAM

**RE/MAX
FIRST**

202 TOPAZ Gate, Chestermere T1X 0E5

MLS®#: **A2110670**

Area: **Rainbow Falls**

Listing Date: **04/25/24**

List Price: **\$789,900**

Status: **Pending**

County: **Chestermere**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Chestermere**
Year Built: **2008**

Lot Information

Lot Sz Ar: **5,188 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,248**
Low Sqft:
Ttl Sqft: **2,248**

DOM

24

Layout

Beds: **5 (3 2)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

Ttl Park: **4**
Garage Sz: **2**

Access:

Lot Feat:

Park Feat:

Pie Shaped Lot

Additional Parking,Concrete Driveway,Double Garage Attached,Front Drive,See Remarks

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Private Entrance,Private Yard**

Construction:
Silent Floor Joists,Stone,Vinyl Siding,Wood Frame

Flooring:
Ceramic Tile,Hardwood,Vinyl Plank

Water Source:
Fnd/Bsmt:

Poured Concrete

Kitchen Appl: **Dishwasher,Electric Oven,Garage Control(s),Microwave,Refrigerator,Washer/Dryer**
Int Feat: **Ceiling Fan(s),Double Vanity,Granite Counters,High Ceilings,No Animal Home,No Smoking Home,Open Floorplan,Pantry,See Remarks,Separate Entrance,Soaking Tub,Vinyl Windows,Walk-In Closet(s)**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Bedroom - Primary	Second	12`11" x 14`6"	Library	Second	17`1" x 7`9"
Family Room	Main	16`7" x 14`3"	Dining Room	Main	12`5" x 13`9"
Kitchen	Main	14`2" x 10`2"	Pantry	Main	7`8" x 7`9"
Laundry	Main	6`5" x 7`5"	2pc Bathroom	Main	5`1" x 4`11"
Entrance	Main	6`0" x 7`5"	Living Room	Main	16`1" x 11`2"

Addition	Main	6`7" x 4`2"	Bedroom	Second	14`4" x 10`3"
Bedroom	Second	10`0" x 12`0"	4pc Bathroom	Second	4`11" x 9`2"
Walk-In Closet	Second	11`7" x 4`7"	5pc Ensuite bath	Second	16`0" x 11`0"
Furnace/Utility Room	Basement	11`0" x 6`0"	Laundry	Basement	5`7" x 5`7"
4pc Bathroom	Basement	12`0" x 4`4"	Game Room	Basement	15`9" x 16`6"
Bedroom	Basement	11`1" x 11`4"	Kitchen	Basement	11`2" x 9`10"
Bedroom	Basement	16`2" x 13`9"			

Legal/Tax/Financial

Title: Zoning:
Fee Simple **R-1**
Legal Desc: **07106019**

Remarks

Pub Rmks: **Welcome to this Gorgeous family home nestled in the sought after neighborhood of Rainbow Falls in the Lake community Chestermere where neighbours gather year-round to enjoy the best of four-season lake living. Home is Located in a quiet street close to schools, parks, walking pathways and other amenities nearby. This home offers 5 bedrooms and 3.5 baths with a total finished area of 3229.7sqft. Upon entering this beautiful home, you will find a spacious living area and thoughtfully designed interior,18 ft ceiling open to above the big family room features a cozy gas fireplace and huge windows which capture beautiful natural lights into your family room creating a perfect space for entertaining and family gatherings. 9ft ceilings throughout the main floor, dining room conveniently located next to the kitchen with a spacious pantry and half bathroom on the main floor. The extended dining room offers oversized windows emphasizing the wonderful location this home boasts. Kitchen equipped with Kitchen Aid fridge and cooking range, and Bosch dishwasher. Gorgeous hardwood stairs leading to the upper level with three bedrooms including the luxurious primary bedroom featuring a spacious sitting/reading/relaxing area, large walk-in closet, and a lavish 5-piece bathroom with a dedicated sitting area for makeup. Two more generous sized bedrooms with a walk in closet and 4-piece bathroom. Head downstairs to the lower level with a separate side entrance to the illegal suite which features two large bedrooms with good sized windows, 4-piece bathroom, kitchen, spacious living room and laundry in the suite. Enjoy the convenience of a double car garage, ensuring ample parking with an oversized parking pad. You will be impressed with the pie shaped lot with a stunning low maintenance backyard which has an extensive stone patio spanning the majority of the yard with well-grown fruit trees. Call your friendly REALTOR® to book a private viewing of this amazing home. Don't miss this great opportunity.**

Inclusions: **N/A**
Property Listed By: **MaxWell Capital Realty**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











