



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**197 MAGENTA Crescent, Chestermere T1X 0K9**

MLS® #: **A2121955**

Area: **Rainbow Falls**

Listing Date: **04/11/24**

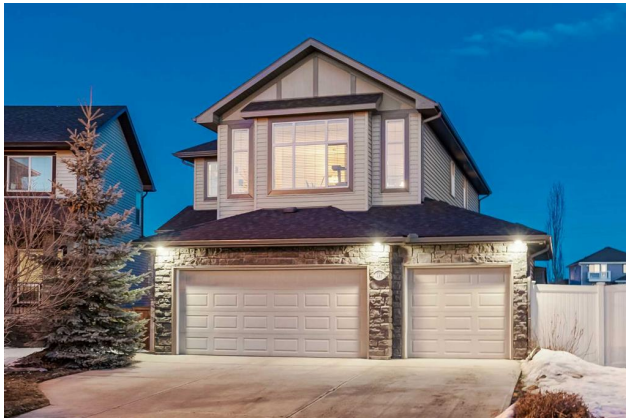
List Price: **\$835,000**

Status: **Active**

County: **Chestermere**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Detached**

City/Town:

**Chestermere**

Year Built:

**2011**

Lot Information

Finished Floor Area

Lot Sz Ar:

**5,651 sqft**

Lot Shape:

Abv Sqft:

**2,108**

Low Sqft:

Ttl Sqft:

**2,108**

DOM

**39**

Layout

Beds:

**4 (3 1 )**

Baths:

**3.5 (3 1)**

Style:

**2 Storey**

Parking

Ttl Park:

**6**

Garage Sz:

**3**

Access:

Lot Feat:

Park Feat:

**Back Yard,See Remarks**

**Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **BBQ gas line**

Construction:  
**Vinyl Siding,Wood Frame**  
Flooring:  
**Carpet,Hardwood,Laminate,Tile**  
Water Source:  
Fnd/Bsmt:  
**Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**  
Int Feat: **Granite Counters,Kitchen Island**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Living Room</b>	<b>Main</b>	<b>14`11" x 16`1"</b>
<b>Dining Room</b>	<b>Main</b>	<b>9`5" x 13`6"</b>
<b>Bonus Room</b>	<b>Upper</b>	<b>13`6" x 17`5"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>8`10" x 12`4"</b>
<b>Bedroom</b>	<b>Lower</b>	<b>9`8" x 9`11"</b>
<b>Other</b>	<b>Lower</b>	<b>12`10" x 13`11"</b>
<b>4pc Bathroom</b>	<b>Upper</b>	

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Kitchen</b>	<b>Main</b>	<b>10`0" x 12`6"</b>
<b>Laundry</b>	<b>Main</b>	<b>4`11" x 9`3"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>10`10" x 14`3"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>9`9" x 10`1"</b>
<b>Family Room</b>	<b>Lower</b>	<b>13`11" x 15`6"</b>
<b>2pc Bathroom</b>	<b>Main</b>	
<b>5pc Ensuite bath</b>	<b>Upper</b>	

3pc Bathroom		Lower	Legal/Tax/Financial	
Title: Fee Simple		Zoning: R-1		
Legal Desc:		0811389	Remarks	
Pub Rmks:				
Inclusions:				
Property Listed By:				

Welcome to your dream home nestled in the sought after neighborhood of Rainbow Falls! This home has it all-offering an array of luxurious amenities and features both inside and out! The gourmet kitchen is a chef's delight, boasting sleek dark cabinets, exquisite granite countertops, and hardwood flooring that adds warmth and sophistication. Entertain guests effortlessly while enjoying the convenience of the adjacent half bath on the main floor. Take your culinary adventures outdoors with the convenient gas line for BBQ on the spacious deck, overlooking the lush backyard enclosed by a vinyl fence on two sides and chain link across the back. The picturesque yard offers a serene oasis backing onto a creek and greenspace, providing a peaceful retreat for outdoor relaxation and recreation. Upstairs, discover a spacious bonus room along with three bedrooms. The luxurious 4-piece main bathroom and 5-piece ensuite bathroom feature a tub/shower combination, providing the ultimate in relaxation and rejuvenation. The expansive master suite boasts a large walk-in closet, offering ample storage space for your wardrobe essentials. Venture downstairs to the finished walk-out basement, where a versatile family room awaits, along with an additional bedroom, a full 4-piece bathroom, and convenient storage space. Enjoy the blend of comfort and style with plush carpeting, hardwood, and laminate flooring throughout the home. This home comes equipped with a furnace and hot water tank installed in 2011, ensuring efficient and reliable heating, while the A/C unit, only 5 years old, keeps the interior cool and comfortable during warmer months. Don't miss the opportunity to make this exquisite property your forever home, where luxury, comfort, and tranquillity await! Schedule your showing today!

None

eXp Realty

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





