



THE
A-TEAM

**RE/MAX
FIRST**

404 RAINBOW FALLS Way, Chestermere T1X1S6

MLS®#: **A2125798**

Area: **Rainbow Falls**

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

List Price: **\$625,000**

Status: **Pending**

County: **Chestermere**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Chestermere

Year Built:

2006

Lot Information

Finished Floor Area

Lot Sz Ar:

5,180 sqft

Lot Shape:

Abv Sqft:

2,002

Low Sqft:

Ttl Sqft:

2,002

DOM

24

Layout

Beds:

3 (3)

Baths:

2.5 (2 1)

Style:

2 Storey

Parking

Ttl Park:

4

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

Irregular Lot

Double Garage Attached

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **None**

Construction:

Vinyl Siding

Flooring:

Carpet,Linoleum,Tile,Wood

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Electric Stove,Gas Dryer,Refrigerator,Washer,Window Coverings

Int Feat:

Breakfast Bar,Built-in Features,Closet Organizers,Double Vanity,Kitchen Island,Pantry,Soaking Tub

Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	14`11" x 23`8"
Pantry	Main	7`9" x 6`8"
Foyer	Main	8`9" x 5`11"
2pc Bathroom	Main	6`2" x 4`8"
Bedroom - Primary	Upper	14`7" x 12`10"
5pc Ensuite bath	Upper	11`11" x 10`1"
Bedroom	Upper	11`11" x 8`11"

Room	Level	Dimensions
Kitchen	Main	13`0" x 10`8"
Dining Room	Main	11`11" x 9`0"
Laundry	Main	7`6" x 6`8"
Bonus Room	Upper	15`0" x 12`7"
Walk-In Closet	Upper	11`11" x 4`9"
Bedroom	Upper	11`11" x 8`11"
4pc Bathroom	Upper	9`6" x 4`10"

Game Room
Bathroom - Roughed-in

Basement
Basement

25`8" x 12`4"
9`0" x 8`0"

Storage
Furnace/Utility Room
Legal/Tax/Financial

Basement
Basement

7`6" x 5`8"
11`0" x 5`0"

Title:
Fee Simple
Legal Desc:

0410177

Zoning:
R-1

Remarks

Pub Rmks:

Welcome to 404 Rainbow Falls Way - This incredibly well kept home is being sold by the original owners. Located on very quiet street and backing onto a pathway leading you directly to the CANAL/LAKE. Built in 2006, and cared for ever since! This home has so much to offer! Brand new shingles in (2021), brand new hot water tank & furnace last year (2023) - Walking distance to schools, parks, shops, restaurants, Chestermere lake, the canal and so much more! A very vibrant neighbourhood! Excellent neighbours! * A REAL NEIGHBOURLY COMMUNITY * - with paved bike trails taking you all around Chestermere & even straight into Calgary! - A *40' long driveway leads to the double attached garage & a stone path taking you from the front porch and around the house to the LARGE sunny backyard - featuring a composite deck! As you enter through the front door you are welcomed by a spacious mudroom, beautiful hardwood floors, open to below staircase, & LARGE floor to ceiling windows flooding the entire main floor with tons of natural sunlight. The kitchen, dining & living room create the perfect space to entertain or just unwind beside the gas fire place! - Granite counter tops, beautiful wood cabinetry & a large walk-through (tiled) pantry lead you to the laundry room & 2 piece bathroom + easy access to the garage. Upstairs you'll find LUSH carpets, bright windows, 2 generous sized guest bedrooms, a BIG bonus room, 4 piece bathroom & a stunning primary bedroom including a 5 piece ensuite + walk-in closet! - The 870 sqft undeveloped basement is a clean open canvas ready for the new owners to make it their own! * Pride in ownership is shown throughout! YOU DON'T WANT TO MISS THIS ONE *

Inclusions:
Property Listed By:

n/a
eXp Realty

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













