



THE
A-TEAM

**RE/MAX
FIRST**

44 RAINBOW FALLS Boulevard, Chestermere T1X0S9

MLS®#: **A2155162**

Area: **Rainbow Falls**

Listing Date: **08/03/24**

List Price: **\$998,900**

Status: **Active**

County: **Chestermere**

Change: **-\$66k, 07-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Chestermere**
Year Built: **2016**

Lot Information

Lot Sz Ar: **5,876 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,952**
Low Sqft:
Ttl Sqft: **2,952**

DOM

46
Layout
Beds: **5 (4 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

Ttl Park: **6**
Garage Sz: **4**

Access:

Lot Feat: **Back Yard,Front Yard,Lawn,Low Maintenance Landscape,Landscaped,Level,Street Lighting,Rectangular Lot**
Park Feat: **Heated Garage,Insulated,Oversized,Quad or More Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Fire Pit,Other**

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

Kitchen Appl: **Dishwasher,Garage Control(s),Microwave,Oven-Built-In,Range Hood,Refrigerator,Stove(s),Washer/Dryer,Window Coverings**
Int Feat: **Built-in Features,Chandelier,Closet Organizers,Double Vanity,Granite Counters,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Separate Entrance,Soaking Tub,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	15`9" x 14`7"
Pantry	Main	7`9" x 7`0"
Den	Main	29`10" x 9`6"
Office	Main	10`0" x 10`0"
Laundry	Upper	8`11" x 7`11"
Other	Main	9`3" x 8`11"

Room	Level	Dimensions
Eat in Kitchen	Main	13`4" x 12`2"
Dining Room	Main	13`4" x 11`2"
Bonus Room	Upper	17`10" x 15`10"
Family Room	Lower	22`3" x 19`3"
Furnace/Utility Room	Basement	15`3" x 6`2"
Mud Room	Main	7`4" x 7`2"

Foyer	Main	10`8" x 5`0"	Kitchen	Lower	13`1" x 8`8"
Bedroom - Primary	Upper	15`9" x 14`8"	Bedroom	Upper	10`11" x 10`1"
Bedroom	Upper	10`11" x 10`3"	Bedroom	Upper	13`0" x 10`4"
Bedroom	Lower	15`2" x 15`0"	5pc Ensuite bath	Upper	13`0" x 12`0"
4pc Bathroom	Upper	10`11" x 6`9"	2pc Bathroom	Main	6`3" x 5`0"
3pc Bathroom	Lower	8`4" x 7`0"			

Legal/Tax/Financial

Title: **Fee Simple**
 Zoning: **R1**
 Legal Desc: **1310832**

Remarks

Pub Rmks: **Introducing a luxurious 5 bedroom, 4 bathroom home, boasting an expansive 4065 square feet of refined living space with hardwood flooring and high ceilings throughout. Featuring a seamless open floor concept that provides generous room for family gatherings and entertainment. With an illegal walk-out suite that includes a separate entrance. This house perfectly blends functionality with comfort. The immaculate main floor also includes a main floor addition (with permits) that houses a spice kitchen , gym area and a flexible space for all your needs. The gourmet chef's kitchen is a culinary dream, featuring top of the line appliances, beautiful cabinetry and tons of storage. Retreat upstairs to any of the 4 elegantly designed bedrooms, including a spa-like ensuite off the primary that promises relaxation. The vast 4 car heated garage is a car enthusiast's haven, with a car lift that is negotiable in price, assuring your vehicles and hobbies are well accommodated. Dimension is added to this stunning property with a beautifully landscaped yard that includes a greenhouse. Located in Chestermere, a picturesque lake community, this house is the epitome of work-and-play balance with an easy commute to the city. Top-rated schools and all essential amenities are at your fingertips in this serene neighborhood. Step into a life of luxury and convenience. Make this your new sanctuary today!**

Inclusions: **Car lift in garage negotiable**
 Property Listed By: **eXp Realty**

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













