



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**88 RAINBOW FALLS BLVD , Chestermere T1X 0S6**

MLS®#: **A2155711**      Area: **Rainbow Falls**      Listing Date: **08/09/24**      List Price: **\$985,000**  
 Status: **Active**      County: **Chestermere**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Chestermere**  
 Year Built: **2016**  
Lot Information  
 Lot Sz Ar: **5,463 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **2,784**  
 Low Sqft:  
 Ttl Sqft: **2,784**

DOM

**40**  
Layout  
 Beds: **6 (4 2 )**  
 Baths: **4.5 (4 1)**  
 Style: **2 Storey**

Parking

Ttl Park: **6**  
 Garage Sz: **1**

Access:  
 Lot Feat: **Back Yard,Front Yard,Lawn,Landscaped**  
 Park Feat: **Triple Garage Attached**

Utilities and Features

Roof: **Asphalt**  
 Heating: **High Efficiency,ENERGY STAR Qualified Equipment**  
 Sewer:  
 Ext Feat: **Balcony,BBQ gas line**  
 Construction: **Vinyl Siding**  
 Flooring: **Carpet,Vinyl Plank**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Dishwasher,Garage Control(s),Gas Oven,Gas Stove,Range Hood,Refrigerator,Washer/Dryer,Window Coverings**  
 Int Feat: **Bathroom Rough-in,Ceiling Fan(s),Central Vacuum,High Ceilings,No Animal Home,No Smoking Home,Pantry,Quartz Counters,Separate Entrance,Smart Home,Sump Pump(s),Walk-In Closet(s),Wet Bar**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	5`0" x 5`1"	Dining Room	Main	11`0" x 6`1"
Kitchen	Main	17`2" x 15`9"	Living Room	Main	14`0" x 13`1"
Mud Room	Main	11`7" x 7`5"	Office	Main	9`10" x 11`2"
4pc Ensuite bath	Second	7`4" x 5`0"	5pc Bathroom	Second	11`4" x 4`11"
5pc Ensuite bath	Second	15`8" x 10`7"	Bedroom	Second	11`4" x 14`1"
Bedroom	Second	11`8" x 11`1"	Bedroom	Second	11`4" x 11`8"

Walk-In Closet  
 Laundry  
 3pc Bathroom  
 Bedroom  
 Furnace/Utility Room

Second  
 Second  
 Basement  
 Basement  
 Basement

4`6" x 10`6"  
 6`2" x 8`0"  
 7`7" x 4`11"  
 11`0" x 10`8"  
 14`4" x 8`3"

Family Room  
 Bedroom - Primary  
 Bedroom  
 Game Room

Second  
 Second  
 Basement  
 Basement

19`0" x 11`11"  
 16`10" x 20`4"  
 10`11" x 9`6"  
 29`8" x 20`0"

Legal/Tax/Financial

Title:  
**Fee Simple**  
 Legal Desc:

**1310826**

Zoning:  
**R-1**

Remarks

Pub Rmks:

**Prepare to be captivated by this stunning 2-storey beauty in the coveted Rainbow Falls community. With 6 generously sized bedrooms and 4 1/2 bathrooms, this home is a perfect blend of luxury and livability. From the moment you step inside, you'll be drawn to the inviting den—a perfect spot for a home office or a cozy retreat. The executive kitchen is a culinary masterpiece, featuring high-end appliances, a spacious walk-in pantry, and effortless access to a full-width deck. Imagine sipping your morning coffee or hosting vibrant summer gatherings in your east-facing backyard oasis. And for those with a passion for cars or hobbies, the oversized triple garage with a 10' door offers ample space and convenience. Upstairs, the primary bedroom is your sanctuary, complete with a lavish 6-piece ensuite and heated floors for ultimate relaxation. Two additional bedrooms share a stylish Jack and Jill bathroom, while another bedroom boasts its own ensuite and walk-in closet. The expansive family room and the well-placed laundry room offer a welcoming space for creating cherished memories. The walk-out basement is an entertainer's dream, featuring a large rec room perfect for game nights or movie marathons. A full kitchen adds to the versatility, and with rough-in plumbing for a secondary washer and dryer, this space is ready for whatever you envision.**

Inclusions:  
 Property Listed By:

**N/A**  
**CiR Realty**

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











