



THE
A-TEAM

**RE/MAX
FIRST**

156 RAINBOW FALLS Glen, Chestermere T1X 0S5

MLS®#: **A2163261**

Area: **Rainbow Falls**

Listing Date: **09/06/24**

List Price: **\$1,199,999**

Status: **Active**

County: **Chestermere**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Chestermere**
Year Built: **2014**
Lot Information
Lot Sz Ar: **6,895 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **3,377**
Low Sqft:
Ttl Sqft: **3,377**

DOM

12
Layout
Beds: **6 (4 2)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

Ttl Park: **6**
Garage Sz: **3**

Access:

Lot Feat: **Corner Lot,Landscaped,Level,Rectangular Lot**
Park Feat: **Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Lighting,Private Entrance,Private Yard,Rain Gutters**

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

Kitchen Appl: **Built-In Oven,Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Gas Cooktop,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**
Int Feat: **Breakfast Bar,Built-in Features,Double Vanity,High Ceilings,Kitchen Island,Open Floorplan,Quartz Counters,Recessed Lighting,Storage**
Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	16`6" x 16`5"
Living Room	Main	12`5" x 11`7"
Den	Main	10`0" x 9`8"
Bonus Room	Upper	12`6" x 11`9"
Bedroom - Primary	Upper	16`5" x 13`11"
Bedroom	Upper	12`4" x 11`1"
2pc Bathroom	Main	7`7" x 5`1"

Room	Level	Dimensions
Dining Room	Main	11`9" x 9`11"
Breakfast Nook	Main	18`2" x 12`5"
Family Room	Main	13`7" x 13`2"
Laundry	Upper	6`8" x 5`9"
Bedroom	Upper	12`8" x 11`2"
Bedroom	Upper	12`11" x 11`11"
4pc Bathroom	Basement	8`2" x 9`2"

5pc Bathroom
Game Room
Other
Furnace/Utility Room
Bedroom

Upper
Basement
Basement
Basement
Basement

12`4" x 5`0"
19`6" x 17`8"
16`0" x 11`4"
15`5" x 7`9"
11`10" x 11`5"

5pc Ensuite bath
Other
Laundry
Bedroom

Upper
Basement
Basement
Basement

14`3" x 10`5"
17`11" x 8`11"
6`9" x 6`2"
15`6" x 11`3"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1310826

Zoning:
R-1

Remarks

Pub Rmks:

6 BEDROOMS, 4 BATHROOMS, CORNER LOT & 5000+ SQ FT OF TOTAL LIVING SPACE! Welcome to this exquisite luxury home in the highly sought-after community of Rainbow Falls. Just a short walk from beautiful ponds and a brief drive to schools and community shopping plazas, this home is perfectly positioned to offer the best of suburban living. Nestled on a spacious private corner lot adorned with mature trees, the property boasts a sun-drenched south-facing backyard. Upon entering, you'll be captivated by soaring ceilings and a welcoming ambiance that effortlessly flows throughout the home. One of the first spaces you'll notice is the generous living room with high ceilings, seamlessly transitioning into a formal dining room—perfect for hosting elegant family dinners. The oversized kitchen is a chef's dream, equipped with island seating and a walk-through pantry, and it opens to a cozy dining nook with sliding doors leading to the outdoor deck and patio. A family room with a warm fireplace and built-in shelving provides an ideal setting for relaxation and entertainment. An office and a spacious mudroom complete the main level, adding both convenience and functionality. Upstairs, you'll find four generously sized bedrooms, including a grand primary suite with a luxurious 5-piece ensuite bathroom featuring and large walk-in closet. The second floor also offers a laundry room and a versatile loft area, perfect for a children's play area or a peaceful retreat. The fully finished walkout basement, with in-floor heating, is an entertainer's paradise. It features two additional bedrooms, a large recreation area, a bar with island seating, and a secondary laundry space. Outside, the low-maintenance yard is beautifully landscaped with artificial turf in both the front and back, and a large concrete patio ideal for summer gatherings. The landscaping package, valued at over \$100K, ensures a beautiful outdoor space year-round with effortless upkeep. This exceptional home perfectly combines luxury, comfort, and convenience in a prime location. Don't miss the chance to make it yours—contact us today for a private viewing.

Inclusions:
Property Listed By:

Second Central Air Conditioner, Second Washer, Second Dryer, Lighting (all), Nest Doorbell Camera, Nest Security System (Hardware Only)
Century 21 Bamber Realty LTD.

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