



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: **\$1,169,999**

Status: **Active**

County: **Chestermere**

Change: **-\$30k, 22-Sep**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Detached**

City/Town:

**Chestermere**

Year Built:

**2014**

Lot Information

Finished Floor Area

Lot Sz Ar:

**6,895 sqft**

Lot Shape:

Abv Sqft:

**3,377**

Low Sqft:

Ttl Sqft:

**3,377**

DOM

**76**

Layout

Beds:

**6 (4 2 )**

Baths:

**3.5 (3 1)**

Style:

**2 Storey**

Parking

Ttl Park:

**6**

Garage Sz:

**3**

Access:

Lot Feat:

Park Feat:

**Corner Lot,Landscaped,Level,Rectangular Lot  
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
<b>Kitchen</b>	<b>Main</b>	<b>16`6" x 16`5"</b>
<b>Living Room</b>	<b>Main</b>	<b>12`5" x 11`7"</b>
<b>Den</b>	<b>Main</b>	<b>10`0" x 9`8"</b>
<b>Bonus Room</b>	<b>Upper</b>	<b>12`6" x 11`9"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>16`5" x 13`11"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>12`4" x 11`1"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>7`7" x 5`1"</b>

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

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:

Zoning:  
**R-1**

**1310826**

Remarks

Pub Rmks:

**EXCELLENT VALUE IN THE STUNNING COMMUNITY OF RAINBOW FALLS! 6 bedrooms, 4 bathrooms, corner lot & 5000+ sq ft of total living space! 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. Second Central Air Conditioner, Second Washer, Second Dryer, Lighting (all), Nest Doorbell Camera, Nest Security System (Hardware Only) Century 21 Bamber Realty LTD.**

Inclusions:  
Property Listed By:

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





















