



THE
A-TEAM

**RE/MAX
FIRST**

108 RAINBOW FALLS Grove, Chestermere T1X 0E9

MLS®#: **A2163461** Area: **Rainbow Falls** Listing Date: **09/05/24** List Price: **\$789,900**
 Status: **Active** County: **Chestermere** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Chestermere**
 Year Built: **2007**
Lot Information
 Lot Sz Ar: **5,780 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,233**
 Low Sqft:
 Ttl Sqft: **2,233**

DOM

14
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

Ttl Park: **4**
 Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Gazebo,Low Maintenance Landscape,Landscaped,Level,Underground Sprinklers,Rectangular Lot,Treed**

Park Feat:

Double Garage Attached

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Other,Private Entrance,Private Yard**

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

Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Gas Stove,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**
 Int Feat: **Bar,Ceiling Fan(s),Double Vanity,Granite Counters,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Pantry,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	5`3" x 4`9"	Dining Room	Main	17`7" x 12`3"
Family Room	Main	11`1" x 11`1"	Foyer	Main	7`7" x 6`7"
Kitchen	Main	13`6" x 12`1"	Laundry	Main	9`0" x 7`5"
Living Room	Main	15`7" x 13`0"	4pc Bathroom	Second	8`5" x 5`0"
5pc Ensuite bath	Second	13`0" x 14`2"	Bedroom	Second	11`8" x 11`6"
Bedroom	Second	13`2" x 11`7"	Bonus Room	Second	15`1" x 16`3"
Bedroom - Primary	Second	14`8" x 18`5"	4pc Bathroom	Basement	5`0" x 9`5"

Other
Game Room

Basement
Basement

7`7" x 6`2"
28`3" x 21`4"

Bedroom
Furnace/Utility Room
Legal/Tax/Financial

Basement
Basement

12`2" x 10`5"
7`3" x 15`2"

Title:
Fee Simple
Legal Desc:

Zoning:
R1

0614738

Remarks

Pub Rmks:

Open House Sunday (September 15th) 1:30 -4 pm. Welcome to this exquisite residence in the sought-after Rainbow Falls community of Chestermere. This elegant home features 4 spacious bedrooms and 3.5 bathrooms, offering a perfect blend of comfort and luxury. Positioned conveniently close to both middle and elementary schools, as well as the scenic lake, this property is ideal for families seeking both convenience and recreation. Upon entering, you will find a versatile office or den, perfect for working from home or a quiet reading nook. The main living area boasts a grand living room with a cozy fireplace, ideal for relaxing and entertaining. The kitchen is chef's delight, showcasing new appliances, sleek granite countertops and a generous walk-in pantry the ensures ample storage. Upstairs, the home continues to impress with 3 well-appointed bedrooms, including a luxurious master suite. Additionally, a spacious bonus room provides extra space for family gatherings or a play area. The property's curb appeal is undeniable, with a fully landscaped yard featuring a sprinkler system that maintains beauty effortlessly. The backyard is completed with a charming gazebo to enjoy outdoor moments. The fully finished basement offers another bedroom, a versatile gaming or living area, and a stylish bar for hosting guests. This home truly combines sophisticated living with practicality, situated close to all amenities and providing an ideal setting for comfortable, modern living. Don't miss the chance to make this wonderful property your own - Schedule a visit today!

Inclusions:
Property Listed By:

**Gazebo, Closets, Sprinkler system, Blinds, Curtains
PREP Realty**

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









