



THE
A-TEAM

**RE/MAX
FIRST**

205 MAGENTA CRESCENT , Chestermere T1X0K9

MLS®#: **A2165791** Area: **Rainbow Falls** Listing Date: **09/14/24** 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: **2008**
Lot Information
 Lot Sz Ar: **6,770 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Backs on to Park/Green Space,Yard Lights,Waterfall**
 Park Feat: **Double Garage Attached**

Finished Floor Area
 Abv Sqft: **2,975**
 Low Sqft:
 Ttl Sqft: **2,975**

DOM

60
Layout
 Beds: **4 (4)**
 Baths: **5.5 (5 1)**
 Style: **2 Storey**

Parking

Ttl Park: **5**
 Garage Sz: **2**

Utilities and Features

Roof: **See Remarks**
 Heating: **High Efficiency,In Floor**
 Sewer:
 Ext Feat: **Fire Pit,Lighting,Other**

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

Kitchen Appl: **Dishwasher,Electric Cooktop,Freezer,Garage Control(s),Garburator,Oven-Built-In,Range Hood,Refrigerator,Washer/Dryer,Window Coverings,Wine Refrigerator**
 Int Feat: **Bar,Breakfast Bar,Ceiling Fan(s),Central Vacuum,Closet Organizers,Crown Molding,Granite Counters,Kitchen Island,No Smoking Home,Pantry,Sauna,Soaking Tub,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	16`0" x 15`10"	Dining Room	Main	11`7" x 11`5"
Family Room	Basement	20`5" x 15`6"	Living Room	Main	15`6" x 14`4"
Media Room	Basement	17`2" x 10`0"	Laundry	Main	8`8" x 6`10"
Bedroom - Primary	Second	18`11" x 13`7"	Bedroom	Second	12`7" x 10`0"
Bedroom	Second	15`0" x 14`11"	Bedroom	Second	14`0" x 11`0"
2pc Bathroom	Main	7`7" x 3`4"	4pc Bathroom	Basement	13`4" x 9`11"
3pc Ensuite bath	Second	8`2" x 4`10"	3pc Ensuite bath	Second	7`7" x 13`4"
3pc Ensuite bath	Second	8`2" x 6`0"	6pc Ensuite bath	Second	14`0" x 10`10"

Legal/Tax/Financial

Title: Zoning:
Fee Simple **R-1**
 Legal Desc: **0811389**

Remarks

Pub Rmks: **Located in the heart of Rainbow falls this executive walkout home has all the extras you would dream of. Beautifully landscaped front and back yards ready for you to enjoy with your family and friends . Green space on the back of the home lends to even more privacy , fire pit and wonderful water gardens for your enjoyment. The homes main floor features a spacious entrance with a wonderful large kitchen with granite counter tops , eating area and a raised bar ,living room , dining room , laundry ,a walk through pantry also a built in coat closet. The basement has a large media room , family room , 4 pc bath with sauna , bar area for entertaining and an exercise area where you can overlook the view from the back yard also a office to get some of your work done. The second level of the home has 4 bedrooms all with their own en suite and walk in closets . There is hardwood on two main levels of the home , beautiful wide trim and upgraded doors , kitchen has crown molding , beautiful light fixtures throughout the home as well . This home has in floor heating , central air conditioning , a rubber roof ,the garage is 24 x 24 with in floor heating . I can keep listing all the wonderful upgrades in this home but I think its best if you come and have a look for yourself you wont be disappointed !!!**

Inclusions: **please see appliances listed**
 Property Listed By: **MaxWell Canyon Creek**

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









