



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**277 WEST CREEK Boulevard, Chestermere T1X0A6**

MLS®#: **A2166366**

Area: **Rainbow Falls**

Listing Date: **09/16/24**

List Price: **\$694,888**

Status: **Active**

County: **Chestermere**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Chestermere**  
Year Built: **2006**

Lot Information

Lot Sz Ar: **5,472 sqft**  
Lot Shape:

Finished Floor Area  
Abv Sqft: **1,622**  
Low Sqft:  
Ttl Sqft: **1,622**

DOM

**3**  
Layout  
Beds: **4 (3 1 )**  
Baths: **3.0 (3 0)**  
Style: **Bi-Level**

Parking

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

Access:

Lot Feat: **Back Yard**  
Park Feat: **Double Garage Attached,Driveway,Off Street**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Electric Range,Microwave Hood Fan,Refrigerator,Washer/Dryer**  
Int Feat: **Granite Counters,High Ceilings,Kitchen Island,Open Floorplan**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>4pc Bathroom</b>	<b>Main</b>	<b>9`5" x 4`11"</b>	<b>5pc Ensuite bath</b>	<b>Main</b>	<b>15`1" x 8`5"</b>
<b>Bedroom</b>	<b>Main</b>	<b>13`1" x 9`0"</b>	<b>Bedroom</b>	<b>Main</b>	<b>13`1" x 9`5"</b>
<b>Dining Room</b>	<b>Main</b>	<b>17`7" x 16`5"</b>	<b>Kitchen</b>	<b>Main</b>	<b>19`1" x 14`7"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>23`7" x 13`11"</b>	<b>4pc Bathroom</b>	<b>Basement</b>	<b>7`6" x 4`11"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>9`11" x 10`0"</b>	<b>Den</b>	<b>Basement</b>	<b>15`11" x 10`9"</b>
<b>Foyer</b>	<b>Main</b>	<b>10`5" x 6`4"</b>	<b>Game Room</b>	<b>Basement</b>	<b>22`2" x 25`9"</b>
<b>Furnace/Utility Room</b>	<b>Basement</b>	<b>14`1" x 13`10"</b>			

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R1**

**0610631**

Remarks

Pub Rmks: **Step into this beautifully updated, open-concept home! Featuring 4 spacious bedrooms and 3 bathrooms plus a versatile den, this home is designed for modern living. Enjoy the bright and airy living room, perfect for cozy nights by the fireplace, and a fantastic rec room that's ideal for family fun and entertainment. Soaring vaulted ceilings and fresh, stylish finishes create an inviting atmosphere throughout. With brand-new flooring and a freshly painted interior, you'll feel right at home from day one! Escape to your private yard, a great space for summer barbecues and outdoor adventures for the kids. Located in the vibrant neighbourhood of Rainbow Falls with schools and parks nearby, this home offers the perfect blend of comfort and convenience. Don't miss out on this gem—schedule a showing today!**

Inclusions: **None**  
Property Listed By: **Keller Williams BOLD Realty**

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









