



THE
A-TEAM

**RE/MAX
FIRST**

288 RAINBOW FALLS Green, Chestermere T1X 0S4

MLS®#: **A2167379**

Area: **Rainbow Falls**

Listing Date: **09/20/24**

List Price: **\$680,000**

Status: **Active**

County: **Chestermere**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Semi Detached (Half Duplex)**

City/Town: **Chestermere**
Year Built: **2014**

Lot Information

Lot Sz Ar: **3,694 sqft**
Lot Shape:

Access:

Lot Feat: **Back Lane,Back Yard,Front Yard,Lawn,Low Maintenance**

Park Feat:

**Landscape,Greenbelt,Landscaped,Private,Rectangular Lot,See Remarks
Alley Access,Double Garage Detached,Garage Door Opener,Garage Faces Rear,Insulated,Oversized**

DOM

8

Layout

Beds: **3 (3)**
Baths: **3.5 (3 1)**
Style: **2 Storey,Side by Side**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**

Sewer:
Ext Feat: **Balcony,Lighting,Private Entrance,Private Yard,Rain Barrel/Cistern(s)**

Construction: **Stone,Vinyl Siding,Wood Frame**

Flooring: **Carpet,Ceramic Tile,Hardwood**

Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Gas Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
Int Feat: **Breakfast Bar,Built-in Features,Double Vanity,High Ceilings,Kitchen Island,Open Floorplan,Quartz Counters,Separate Entrance,Smart Home,Storage,Vaulted Ceiling(s),Walk-In Closet(s),Wet Bar**

Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	4`8" x 5`7"
Foyer	Main	9`7" x 7`7"
Living Room	Main	17`11" x 9`6"
5pc Ensuite bath	Second	9`0" x 12`5"
Bedroom	Second	11`6" x 11`2"
Walk-In Closet	Second	5`6" x 9`9"

Room	Level	Dimensions
Dining Room	Main	9`0" x 9`4"
Office	Main	12`11" x 10`0"
5pc Bathroom	Second	5`6" x 10`11"
Bedroom	Second	10`11" x 10`3"
Bedroom - Primary	Second	14`9" x 14`0"
3pc Bathroom	Basement	9`8" x 7`7"

Den	Basement	8`9" x 15`9"	Kitchenette	Basement	10`0" x 4`4"
Living/Dining Room Combination	Basement	17`0" x 16`11"	Furnace/Utility Room	Basement	12`3" x 9`11"
			Legal/Tax/Financial		

Title: **Fee Simple**
 Legal Desc: **1310826**

Zoning: **R-2**

Remarks

Pub Rmks: **Welcome to this impeccably Designed Duplex in Chestermere's Coveted Rainbow Falls located in the highly desirable Lake Community . Meticulously maintained & designed to perfection, this home feels like a showpiece, exuding elegance and thoughtful upgrades throughout. Every corner has been carefully considered, creating a space that looks & feels brand new. Exceptional Curb Appeal, as you approach the home, you'll be greeted by a full-length front patio overlooking the green belt that offers an inviting touch of charm. The spacious foyer, complete with custom-built bench seating and detailed woodworking, sets the tone for the quality craftsmanship found throughout the home. Step inside to find gleaming hardwood floors leading to a large versatile flex room that can serve as an office, additional bedroom, or any space you require. The gourmet kitchen is an entertainer's dream, featuring ceiling-height white cabinetry, a walk-in pantry, upgraded stainless steel appliances, a gas range & a large quartz island. There's no shortage of storage and workspace, making this kitchen both functional & beautiful. Sunlight pours into the SOUTH-facing living & dining areas, creating a bright and welcoming atmosphere. The living room is anchored by a beautifully centered gas fireplace and mantel, while the extended back deck, complete with privacy fencing, a tranquil outdoor space. The Upper level continues the luxury experience. The expansive primary bedroom boasts coffered ceilings & offers a peaceful retreat. The spa-like ensuite features dual vanities, & a spacious walk-in closet with a locking door, ideal for safely storing valuables. The 2nd & 3rd bedroom are generously sized, offering plenty of flexibility + the second upstairs bathroom includes double vanities. Convenient upstairs laundry room completes this level. The Developed Walk-Out Basement is fully finished with permits, is a rare find! It offers a versatile family room/flex space with a Murphy bed, making it perfect for guests or an additional living area. The custom designed steam shower in the full bathroom is a luxurious touch, ideal for unwinding after a long day. The kitchenette, with a full size fridge and built-in microwave makes it ideal for use as an Airbnb suite. In fact, the current owners regularly generate between \$2,800 to \$4,000 per month from Airbnb rentals, thanks to the private entry. Outdoor living at its best with a large deck that leads to a beautifully landscaped backyard designed for low maintenance & ample lounging areas, while the oversized double garage, insulated & with extra-high doors, easily accommodates larger vehicles such as trucks. Situated on a private street, this home offers a perfect balance of tranquility and convenience with an abundance of outdoor amenities minutes to walking paths, playgrounds & Chestermere Lake, shopping, schools & close to the river pathway system. Experience unmatched comfort, luxury, & the best of Chestermere living in this beautifully designed home!**

Inclusions: **Ring Doorbell, rain barrel, Murphy Bed(no mattress), garage work bench, exterior lighting, Refrigerator & Built in Microwave in basement**
 Property Listed By: **eXp Realty**

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













