



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**164 RAINBOW FALLS Heath, Chestermere T1X 0S7**

MLS®#: **A2168907** Area: **Rainbow Falls** Listing **09/26/24** List Price: **\$819,000**  
 Status: **Active** County: **Chestermere** Change: **-\$30k, 09-Oct** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Chestermere**  
 Year Built: **2017**  
Lot Information  
 Lot Sz Ar: **5,353 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **2,509**  
 Low Sqft:  
 Ttl Sqft: **2,509**

DOM

**26**  
Layout  
 Beds: **4 (4 )**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey**

Parking

Ttl Park: **6**  
 Garage Sz: **3**

Access:

Lot Feat: **Back Yard,Rectangular Lot**  
 Park Feat: **Concrete Driveway,Garage Door Opener,Garage Faces Front,Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Central,Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **None**

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

Kitchen Appl: **Built-In Oven,Dishwasher,Dryer,Garage Control(s),Gas Stove,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**  
 Int Feat: **Built-in Features,French Door,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	4`11" x 4`10"	Dining Room	Main	10`10" x 6`0"
Family Room	Main	18`0" x 13`9"	Kitchen	Main	14`10" x 18`4"
Living Room	Main	14`10" x 18`4"	Mud Room	Main	11`5" x 7`5"
4pc Bathroom	Upper	8`5" x 5`0"	5pc Ensuite bath	Upper	11`6" x 8`11"
Bedroom	Upper	11`2" x 12`3"	Bedroom	Upper	11`7" x 10`4"
Bedroom	Upper	12`3" x 10`6"	Bonus Room	Upper	21`10" x 12`11"
Laundry	Upper	6`3" x 9`6"	Bedroom - Primary	Upper	13`10" x 13`11"

Title:  
**Fee Simple**  
Legal Desc:

**1310826**

Zoning:  
**R-1**

Remarks

Pub Rmks: **Welcome to this two-story home showcases a captivating design and picturesque west-facing backyard views. Upon entry, the elegance of hardwood floors welcomes you, gracefully extending through the foyer, halls, living room, family room, kitchen and dining area. The kitchen has received a sophisticated upgrade, boasting stainless steel kitchen aid upgraded appliances, a big sized island topped with premium granite countertops, and a seamless connection to the spacious living room. Here, a cozy gas fireplace and expansive westward windows bathe the area in natural light, fostering an inviting atmosphere, offering versatility and character. Ascending upstairs, you'll discover a separate, huge size bonus room, along with three secondary bedrooms and a well-appointed four-piece bath. The luxurious primary bedroom suite beckons, showcasing a substantial walk-in closet and a lavish five-piece en-suite. Complete with a soaker tub, walk-in shower, and dual sinks, this en-suite ensures ultimate comfort and relaxation. Additional features include a triple-car attached garage and window coverings. With its impeccable design, this home seamlessly blends style and functionality, promising a move-in-ready lifestyle for its fortunate occupants.**

Inclusions: **N/A**  
Property Listed By: **RE/MAX iRealty Innovations**

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









