



THE
A-TEAM

**RE/MAX
FIRST**

277 WEST CREEK Boulevard, Chestermere T1X0A6

MLS®#: **A2168929**

Area: **Rainbow Falls**

Listing Date: **09/26/24**

List Price: **\$654,900**

Status: **Active**

County: **Chestermere**

Change: **-\$25k, 05-Nov**

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

57
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,Off Street**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Electric Range,Microwave Hood Fan,Refrigerator,Washer/Dryer**
Int Feat: **Breakfast Bar,Chandelier,Granite Counters,High Ceilings,Kitchen Island,Pantry**
Utilities:

Room Information

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

Title: **Fee Simple**
Legal Desc: **0610631**

Zoning: **R1**

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: **RE/MAX Complete Realty**

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









