



THE
A-TEAM

**RE/MAX
FIRST**

208 RAINBOW FALLS Green, Chestermere T1X 1S5

MLS®#: **A2170675** Area: **Rainbow Falls** Listing **10/09/24** List Price: **\$599,000**
 Status: **Pending** County: **Chestermere** Change: **-\$11k, 29-Nov** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Semi Detached (Half Duplex)**
 City/Town: **Chestermere**
 Year Built: **2013**
 Lot Information
 Lot Sz Ar: **3,901 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Lane,Back Yard,Gazebo,Front Yard,Rectangular Lot**
 Park Feat: **Double Garage Attached,Oversized,Parking Pad,RV Access/Parking**

DOM

105
Layout
 Beds: **2 (2)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey,Side by Side**
Parking
 Ttl Park: **5**
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Wood Frame**
 Heating: **Forced Air,Natural Gas** Flooring: **Carpet,Hardwood,Tile**
 Sewer: Water Source:
 Ext Feat: **Private Yard** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Central Air Conditioner,Dishwasher,Electric Stove,Garage Control(s),Microwave,Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked,Water Softener,Window Coverings**
 Int Feat: **High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	15`6" x 14`11"	Kitchen	Main	12`1" x 11`10"
Pantry	Main	9`5" x 3`5"	Dining Room	Main	11`0" x 11`0"
Foyer	Main	7`9" x 5`1"	2pc Bathroom	Main	4`11" x 4`10"
Family Room	Second	14`2" x 13`3"	Bedroom - Primary	Second	14`6" x 13`9"
Walk-In Closet	Second	11`1" x 4`5"	4pc Ensuite bath	Second	8`6" x 6`1"
Bedroom	Second	15`9" x 12`11"	Walk-In Closet	Second	5`10" x 5`1"
Laundry	Second	3`3" x 3`1"	4pc Bathroom	Second	8`7" x 7`9"
Game Room	Basement	26`0" x 19`1"	Flex Space	Basement	10`6" x 8`0"
Storage	Basement	7`3" x 6`6"	Furnace/Utility Room	Basement	10`8" x 8`6"

Title:
Fee Simple
Legal Desc:

Zoning:
R-2

1310826

Remarks

Pub Rmks:

WELCOME TO YOUR DREAM HOME IN CHESTERMERE'S RAINBOW FALLS! Prepare to ELEVATE YOUR LIFESTYLE with this SEMI-DETACHED GEM offering spacious living and ENDLESS POSSIBILITIES. Boasting a TOTAL OF 2,659.63 SQ. FT. OF LIVING SPACE, including an unfinished basement ready for your personal touch, this home is PERFECT FOR FAMILIES or anyone seeking ROOM TO GROW. Enjoy TWO OVERSIZED BEDROOMS upstairs, including a LUXURIOUS PRIMARY SUITE with a private 4-PIECE ENSUITE. The BONUS ROOM can easily transform into a THIRD BEDROOM if needed. The RARE DOUBLE ATTACHED GARAGE keeps your vehicles WARM AND SECURE while providing EXTRA STORAGE SPACE. The unfinished basement is your canvas to design the ULTIMATE REC ROOM, a HOME GYM, or even a GUEST SUITE—the choice is yours. Step into a space that truly feels like home. HARDWOOD FLOORS flow through a LARGE LIVING ROOM bathed in NATURAL LIGHT from a SOUTH-FACING WINDOW. Cozy up by the GAS FIREPLACE or enjoy the BRIGHT AND AIRY ambiance. The kitchen is absolutely stunning, featuring ESPRESSO, CEILING-HEIGHT CABINETS, GRANITE COUNTERTOPS, and HIGH-END STAINLESS STEEL APPLIANCES. Whether you're MEAL-PREPPING or HOSTING FRIENDS, this kitchen will elevate every moment. Outdoors, enjoy LOW-MAINTENANCE ASTROTURF, UPPER AND LOWER DECKS perfect for relaxation, and an RV/TRAILER PARKING PAD for your next adventure. Located in the vibrant community of RAINBOW FALLS, you'll love the GORGEOUS GREEN SPACE VIEWS, proximity to SCHOOLS AND SHOPPING, and CHESTERMERE LAKE'S SANDY BEACHES just minutes away. Don't wait—this home WON'T LAST LONG. SCHEDULE A VIEWING TODAY and let's make it yours!

Inclusions:
Property Listed By:

**SIDE BAR TABLE, SHED, GAZEBO, TV MOUNTS
Real Broker**

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











