

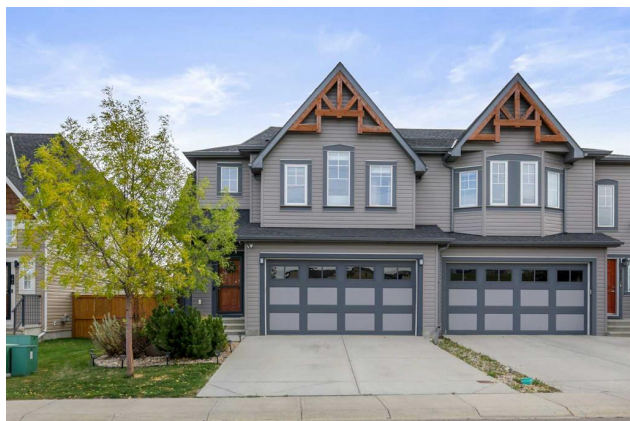


THE A-TEAM

RE/MAX FIRST

208 RAINBOW FALLS Green, Chestermere T1X 1S5

MLS®#: A2170675 Area: Rainbow Falls Listing Date: 10/09/24 List Price: \$599,000
Status: Active 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

73
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
Heating: Forced Air, Natural Gas
Sewer:
Ext Feat: Private Yard
Construction: Wood Frame
Flooring: Carpet, Hardwood, Tile
Water Source:
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

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Lists rooms like Living Room, Kitchen, Dining Room, etc.

Laundry
Game Room
Storage

Second
Basement
Basement

3`3" x 3`1"
26`0" x 19`1"
7`3" x 6`6"

4pc Bathroom
Flex Space
Furnace/Utility Room

Second
Basement
Basement

8`7" x 7`9"
10`6" x 8`0"
10`8" x 8`6"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-2

1310826

Remarks

Pub Rmks:

Welcome to Your Dream Home in Chestermere's Rainbow Falls! Get ready to upgrade your lifestyle with this semi-detached gem, offering spacious living and endless possibilities. Total square feet of 2659.63 living space plus which includes the unfinished basement ready for your personal touch, this home is perfect for families or anyone who loves room to grow! Highlights That Set This Home Apart: Spacious Rooms: Enjoy two oversized bedrooms upstairs, including a luxurious primary suite with a private 4-piece ensuite. Plus, the bonus room can easily transform into a third bedroom if needed. Unfinished Basement: Your canvas awaits! Design the ultimate rec room, a home gym, or even a guest suite—the choice is yours. Rare Double Attached Garage: Keep your vehicles warm and secure while enjoying extra storage space. The Main Floor: A Blend of Style and Comfort Step into a space that feels like home. The hardwood floors flow through a large living room bathed in natural light from a south-facing window. Cozy up by the gas fireplace or snap Insta-worthy pics in your bright and airy space. The kitchen? Absolutely swoon-worthy! Espresso, ceiling-height cabinets Granite countertops High-end stainless steel appliances Whether you're meal-prepping or hosting friends, this kitchen will elevate every moment. Outdoor Living Made Easy Your backyard is designed for relaxation and fun: Low-maintenance astroturf: Say goodbye to mowing! Upper and lower decks: Perfect for sipping morning coffee or enjoying gazebo-covered summer evenings. RV/trailer parking pad: Adventure is always within reach. Prime Location Perks Rainbow Falls is a vibrant community with gorgeous green space views right from your couch. Plus: Walk to nearby schools and shopping Explore the local dog park Live the lake life at Chestermere Lake's sandy beaches just minutes away Don't wait—this home won't last long! With spacious living, room to grow, and an unbeatable location, it's time to make your Chestermere dreams come true. 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

