



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**217 RAINBOW FALLS GLEN , Chestermere T1X 0S6**

MLS®#: **A2173752**      Area: **Rainbow Falls**      Listing Date: **10/23/24**      List Price: **\$759,900**  
 Status: **Active**      County: **Chestermere**      Change: **-\$25k, 03-Nov**      Association: **Fort McMurray**



General Information

Prop Type: **Residential Detached**  
 Sub Type: **Chestermere**  
 City/Town: **Chestermere**  
 Year Built: **2014**  
Lot Information  
 Lot Sz Ar: **4,988 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **2,007**  
 Low Sqft:  
 Ttl Sqft: **2,007**

DOM

**59**  
Layout  
 Beds: **5 (3 2 )**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey**

Parking

Ttl Park: **4**  
 Garage Sz: **2**

Access:  
 Lot Feat: **Back Yard**  
 Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **Mixed,Stone,Vinyl Siding**  
 Heating: **Forced Air**      Flooring: **Carpet,Hardwood**  
 Sewer:      Water Source:  
 Ext Feat: **Balcony,Garden,Private Entrance,Storage**      Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer**  
 Int Feat: **Built-in Features,Kitchen Island,Pantry,Storage,Walk-In Closet(s)**  
 Utilities:

Room Information

| Room                     | Level         | Dimensions            | Room                    | Level           | Dimensions           |
|--------------------------|---------------|-----------------------|-------------------------|-----------------|----------------------|
| <b>Kitchen</b>           | <b>Main</b>   | <b>16`6" x 10`8"</b>  | <b>Dining Room</b>      | <b>Main</b>     | <b>16`5" x 10`1"</b> |
| <b>Living Room</b>       | <b>Main</b>   | <b>15`11" x 13`0"</b> | <b>Foyer</b>            | <b>Main</b>     | <b>12`11" x 6`1"</b> |
| <b>Library</b>           | <b>Main</b>   | <b>5`6" x 4`3"</b>    | <b>Bonus Room</b>       | <b>Second</b>   | <b>18`2" x 13`9"</b> |
| <b>Laundry</b>           | <b>Second</b> | <b>9`7" x 5`4"</b>    | <b>Storage</b>          | <b>Lower</b>    | <b>12`11" x 6`6"</b> |
| <b>Bedroom - Primary</b> | <b>Second</b> | <b>14`1" x 12`7"</b>  | <b>Bedroom</b>          | <b>Second</b>   | <b>10`11" x 9`8"</b> |
| <b>Bedroom</b>           | <b>Second</b> | <b>11`4" x 9`7"</b>   | <b>Bedroom</b>          | <b>Basement</b> | <b>10`0" x 9`9"</b>  |
| <b>2pc Bathroom</b>      | <b>Main</b>   | <b>4`11" x 4`11"</b>  | <b>5pc Ensuite bath</b> | <b>Second</b>   | <b>7`11" x 7`6"</b>  |

4pc Bathroom  
Bedroom

Second  
Basement

8`4" x 4`11"  
10`4" x 9`9"

4pc Bathroom

Basement

7`5" x 6`7"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**1310826**

Zoning:  
**RC1**

Remarks

Pub Rmks:

**Introducing this meticulously maintained 2-story Truman-built home in the highly sought-after community of Rainbow Falls, Chestermere. Perfectly located, this home offers easy walking access to nearby elementary, Catholic, and middle schools, and is just minutes from local shopping and East Hills. Designed for comfort and family living, the home welcomes you with an open-concept layout and an impressive double-sided gas fireplace with beautiful built-in's that provides warmth to both the spacious front living room and the heart of the home. The kitchen is a chef's delight, featuring an oversized island, granite countertops, stainless steel appliances, and abundant cabinetry, along with a walk-in pantry for extra storage. A conveniently located mudroom connects to the backyard, and a half-bath powder room completes the main floor. Upstairs, you'll find three well-appointed bedrooms and a relaxing bonus, ideal for movie nights or quiet relaxation. The master suite serves as a private retreat, complete with a walk-in closet and a luxurious 4-piece ensuite bathroom that includes a soaking tub. The upper floor is rounded out by another full 4-piece bathroom. To top it all off, this home also includes a fully developed illegal basement suit with a separate entrance, complete with two bedrooms, a full kitchen, and a full washroom. Step outside into your personal backyard oasis. Enjoy summer nights on the expansive deck, host BBQs with the oversized grill, and relax in the hot tub under a beautiful gazebo. The backyard also features a spacious concrete patio, an oversized heated double garage, and a rare RV parking pad for added convenience. Additional features include a newer hot water tank and a newer furnace. All residents enjoy free access to Chestermere Lake, perfect for boating, paddleboarding, and more. This is the perfect home for those seeking a balance of comfort, luxury, and lake life living. Book your private showing today!**

Inclusions:  
Property Listed By:

**HOT TUB, GAZEBOW COVER**  
**eXp Realty**

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









