



THE
A-TEAM

**RE/MAX
FIRST**

156 RAINBOW FALLS Glen, Chestermere T1X 0S5

MLS®#: **A2182006** Area: **Rainbow Falls** Listing Date: **12/05/24** List Price: **\$1,099,000**
 Status: **Active** County: **Chestermere** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Chestermere**
 Year Built: **2014**
Lot Information
 Lot Sz Ar: **6,895 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **3,377**
 Low Sqft:
 Ttl Sqft: **3,377**

DOM

16
Layout
 Beds: **6 (4 2)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

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

Access:
 Lot Feat: **Corner Lot,Landscaped,Level,Rectangular Lot**
 Park Feat: **Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Lighting,Private Entrance,Private Yard,Rain Gutters**

Construction: **Stone,Stucco,Wood Frame**
 Flooring: **Carpet,Hardwood,Laminate,Tile**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Gas Cooktop,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**
 Int Feat: **Breakfast Bar,Built-in Features,Double Vanity,High Ceilings,Kitchen Island,Open Floorplan,Quartz Counters,Recessed Lighting,Storage**
 Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	16`6" x 16`5"
Living Room	Main	12`5" x 11`7"
Den	Main	10`0" x 9`8"
Bonus Room	Upper	12`6" x 11`9"
Bedroom - Primary	Upper	16`5" x 13`11"
Bedroom	Upper	12`4" x 11`1"
2pc Bathroom	Main	7`7" x 5`1"

Room	Level	Dimensions
Dining Room	Main	11`9" x 9`11"
Breakfast Nook	Main	18`2" x 12`5"
Family Room	Main	13`7" x 13`2"
Laundry	Upper	6`8" x 5`9"
Bedroom	Upper	12`8" x 11`2"
Bedroom	Upper	12`11" x 11`11"
4pc Bathroom	Basement	8`2" x 9`2"

5pc Bathroom
 Game Room
 Other
 Furnace/Utility Room
 Bedroom

Upper
 Basement
 Basement
 Basement
 Basement

12`4" x 5`0"
 19`6" x 17`8"
 16`0" x 11`4"
 15`5" x 7`9"
 11`10" x 11`5"

5pc Ensuite bath
 Other
 Laundry
 Bedroom

Upper
 Basement
 Basement
 Basement

14`3" x 10`5"
 17`11" x 8`11"
 6`9" x 6`2"
 15`6" x 11`3"

Legal/Tax/Financial

Title:
Fee Simple
 Legal Desc: **1310826**

Zoning:
R-1

Remarks

Pub Rmks: ***BACK ON THE MARKET DUE TO FINANCING* EXCELLENT VALUE IN THE STUNNING COMMUNITY OF RAINBOW FALLS! 6 bedrooms, 4 bathrooms, corner lot & 5000+ sq ft of total living space! Just a short walk from beautiful ponds and a brief drive to schools and community shopping plazas, this home is perfectly positioned to offer the best of suburban living. Nestled on a spacious private corner lot adorned with mature trees, the property boasts a sun-drenched south-facing backyard. Upon entering, you'll be captivated by soaring ceilings and a welcoming ambiance that effortlessly flows throughout the home. One of the first spaces you'll notice is the generous living room with high ceilings, seamlessly transitioning into a formal dining room—perfect for hosting elegant family dinners. The oversized kitchen is a chef's dream, equipped with island seating and a walk-through pantry, and it opens to a cozy dining nook with sliding doors leading to the outdoor deck and patio. A family room with a warm fireplace and built-in shelving provides an ideal setting for relaxation and entertainment. An office and a spacious mudroom complete the main level, adding both convenience and functionality. Upstairs, you'll find four generously sized bedrooms, including a grand primary suite with a luxurious 5-piece ensuite bathroom featuring and large walk-in closet. The second floor also offers a laundry room and a versatile loft area, perfect for a children's play area or a peaceful retreat. The fully finished walkout basement, with in-floor heating, is an entertainer's paradise. It features two additional bedrooms, a large recreation area, a bar with island seating, and a secondary laundry space. Outside, the low-maintenance yard is beautifully landscaped with artificial turf in both the front and back, and a large concrete patio ideal for summer gatherings. The landscaping package, valued at over \$100K, ensures a beautiful outdoor space year-round with effortless upkeep. This exceptional home perfectly combines luxury, comfort, and convenience in a prime location. Don't miss the chance to make it yours—contact us today for a private viewing.**

Inclusions: **Second Central Air Conditioner, Second Washer, Second Dryer, Lighting (all), Nest Doorbell Camera, Nest Security System (Hardware Only)**
 Property Listed By: **Century 21 Bamber Realty LTD.**

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











