



THE
A-TEAM

**RE/MAX
FIRST**

134 RAINBOW FALLS BLVD , Chestermere T1X 0N6

MLS®#: **A2182528**

Area: **Rainbow Falls**

Listing Date: **12/06/24**

List Price: **\$850,000**

Status: **Pending**

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: **5,014 sqft**
Lot Shape:

Access:

Lot Feat: **Back Yard**
Park Feat: **Double Garage Attached**

Finished Floor Area

Abv Sqft: **2,518**
Low Sqft:
Ttl Sqft: **2,518**

DOM

15
Layout
Beds: **5 (3 2)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

Ttl Park: **2**
Garage Sz: **1**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Garage Control(s),Gas Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer**
Int Feat: **French Door,High Ceilings,Kitchen Island,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Separate Entrance,Tankless Hot Water,Wired for Sound**
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	7`10" x 2`11"
Foyer	Main	7`5" x 7`2"
Living Room	Main	13`0" x 15`4"
5pc Ensuite bath	Second	14`7" x 10`7"
Bedroom	Second	12`7" x 14`7"
Bonus Room	Second	13`11" x 13`0"
Walk-In Closet	Second	5`9" x 10`3"

Room	Level	Dimensions
Dining Room	Main	10`11" x 8`0"
Kitchen	Main	17`11" x 15`4"
Office	Main	9`9" x 9`7"
Bedroom	Second	11`6" x 10`8"
Laundry	Second	10`10" x 6`8"
Bedroom - Primary	Second	17`10" x 23`9"
4pc Bathroom	Basement	4`10" x 7`5"

Bedroom
Kitchen
Sunroom/Solarium

Basement
Basement
Basement

10`0" x 10`8"
8`1" x 12`0"
11`9" x 4`8"

Bedroom
Game Room
Furnace/Utility Room

Basement
Basement
Basement

9`8" x 13`9"
10`10" x 20`4"
19`7" x 8`4"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1112257

Zoning:
R-1

Remarks

Pub Rmks:

Do you dream of enjoying the vibrant city life of Calgary while coming home to the peaceful charm of Chestermere, just a short drive away? Look no further than 134 Rainbow Falls Blvd—a home that offers the perfect balance of luxury, comfort, and serene surroundings. This stunning 5-bedroom, 3.5-bath property is flooded with natural light thanks to oversized windows and thoughtful design. The main floor boasts 9' ceilings with 8' doors, hardwood flooring, and a chef-inspired kitchen complete with quartz countertops, stainless steel appliances, and a walk-through pantry leading to an oversized double garage with high ceilings. The spacious mudroom and private den with French doors add to the home's functionality and elegance. Upstairs, unwind in the massive master suite featuring a spa-like ensuite, while two additional generously sized bedrooms and a west-facing bonus room offer plenty of space for family and relaxation. The walkout basement is a versatile haven, fully finished and a private entrance—ideal for extended family. Located in the heart of Chestermere, this home combines the best of suburban calm with easy access to city amenities. Don't miss out on this exceptional property—it's sure to get snapped up quickly. Book your viewing today!

Inclusions:
Property Listed By:

Window coverings
CIR Realty

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











