



44 RAINBOW FALLS Boulevard, Chestermere T1X0S9

MLS®#: **A2187432** Area: **Rainbow Falls** Listing **01/13/25** List Price: **\$969,000**
 Status: **Active** County: **Chestermere** Change: **-\$16k, 14-Feb** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Chestermere** Finished Floor Area
 Year Built: **2016** Abv Sqft: **2,921**
 Lot Information Low Sqft:
 Lot Sz Ar: **5,876 sqft** Ttl Sqft: **2,921**
 Lot Shape:

DOM

40
Layout
 Beds: **5 (4 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

Ttl Park: **6**
 Garage Sz: **4**

Access:
 Lot Feat: **Back Yard,Front Yard,Landscaped,Lawn,Level,Low Maintenance Landscape,Rectangular Lot,Street Lighting**
 Park Feat: **Heated Garage,Insulated,Oversized,Quad or More Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Fire Pit,Other**

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

Kitchen Appl: **Dishwasher,Garage Control(s),Microwave,Oven-Built-In,Range Hood,Refrigerator,Stove(s),Washer/Dryer,Window Coverings**
 Int Feat: **Built-in Features,Chandelier,Closet Organizers,Double Vanity,Granite Counters,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Separate Entrance,Soaking Tub,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	15`9" x 14`7"	Eat in Kitchen	Main	13`4" x 12`2"
Pantry	Main	7`9" x 7`0"	Dining Room	Main	13`4" x 11`2"
Den	Main	29`10" x 9`6"	Bonus Room	Upper	17`10" x 15`10"
Office	Main	10`0" x 10`0"	Family Room	Lower	22`3" x 19`3"
Laundry	Upper	8`11" x 7`11"	Furnace/Utility Room	Basement	15`3" x 6`2"
Other	Main	9`3" x 8`11"	Mud Room	Main	7`4" x 7`2"
Foyer	Main	10`8" x 5`0"	Kitchen	Lower	13`1" x 8`8"
Bedroom - Primary	Upper	15`9" x 14`8"	Bedroom	Upper	10`11" x 10`1"
Bedroom	Upper	10`11" x 10`3"	Bedroom	Upper	13`0" x 10`4"

Bedroom
4pc Bathroom
3pc Bathroom

Lower
Upper
Lower

15`2" x 15`0"
10`11" x 6`9"
8`4" x 7`0"

5pc Ensuite bath
2pc Bathroom

Upper
Main

13`0" x 12`0"
6`3" x 5`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R1

1310832

Remarks

Pub Rmks:

Introducing a luxurious 5 bedroom, 4 bathroom home, boasting an expansive 4065 square feet of refined living space with hardwood flooring and high ceilings throughout. Featuring a seamless open floor concept that provides generous room for family gatherings and entertainment. With an illegal walk-out suite that includes a separate entrance. This house perfectly blends functionality with comfort. The immaculate main floor also includes a gym area and a flexible space for all your needs. The gourmet chef's kitchen is a culinary dream, featuring top of the line appliances, beautiful cabinetry and tons of storage. Retreat upstairs to any of the 4 elegantly designed bedrooms, including a spa-like ensuite off the primary that promises relaxation. The vast 4 car heated garage is a car enthusiast's haven, with a car lift that is negotiable in price, assuring your vehicles and hobbies are well accommodated. Dimension is added to this stunning property with a beautifully landscaped yard that includes a greenhouse. Located in Chestermere, a picturesque lake community, this house is the epitome of work-and-play balance with an easy commute to the city. Top-rated schools and all essential amenities are at your fingertips in this serene neighborhood. Step into a life of luxury and convenience. Make this your new sanctuary today!

Inclusions:
Property Listed By:

Car Lift negotiable
eXp Realty

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











