



THE
A-TEAM

**RE/MAX
FIRST**

341 RAINBOW FALLS Way, Chestermere T1X 1W5

MLS®#: **A2188337**

Area: **Rainbow Falls**

Listing Date: **01/16/25**

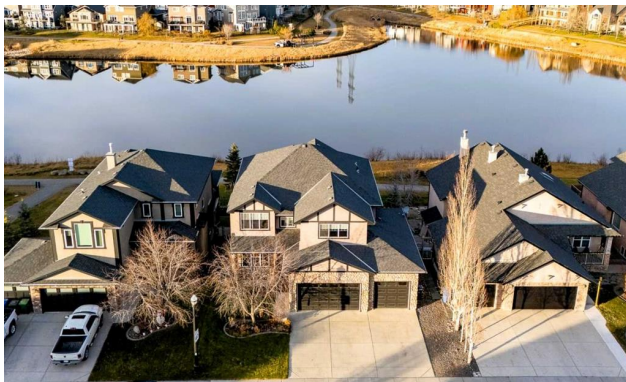
List Price: **\$1,225,000**

Status: **Active**

County: **Chestermere**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Chestermere**
Year Built: **2005**

Finished Floor Area

Abv Sqft: **2,886**

Low Sqft:

Ttl Sqft: **2,886**

DOM

6

Layout

Beds: **4 (3 1)**

Baths: **3.5 (3 1)**

Style: **2 Storey**

Lot Information

Lot Sz Ar: **6,490 sqft**

Lot Shape:

Parking

Ttl Park: **6**

Garage Sz: **3**

Access:

Lot Feat:

Park Feat:

**Back Yard,Backs on to Park/Green Space,Creek/River/Stream/Pond,No Neighbours Behind
220 Volt Wiring,Garage Faces Front,Heated Garage,Insulated,Triple Garage Attached,Workshop in Garage**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Hot Water,Natural Gas**
Sewer:
Ext Feat: **Barbecue**

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

Kitchen Appl: **Dishwasher,Garage Control(s),Garburator,Gas Range,Refrigerator,Washer/Dryer,Window Coverings**
Int Feat: **Breakfast Bar,Built-in Features,Central Vacuum,Crown Molding,Granite Counters,High Ceilings,Kitchen Island,No Smoking Home,Open Floorplan,Pantry,Sump Pump(s),Vaulted Ceiling(s),Vinyl Windows,Walk-In Closet(s)**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
2pc Bathroom	Main		Dining Room	Main	15`0" x 7`8"
Kitchen	Main	21`6" x 16`10"	Laundry	Main	10`6" x 8`4"
Living Room	Main	15`6" x 21`2"	Office	Main	10`11" x 18`3"
4pc Bathroom	Second		4pc Ensuite bath	Second	
Bedroom - Primary	Second	15`1" x 17`5"	Bedroom	Second	16`7" x 12`4"
Bedroom	Second	18`7" x 12`1"	Walk-In Closet	Second	9`4" x 6`2"
Family Room	Second	16`6" x 14`10"	3pc Bathroom	Basement	
Bedroom	Basement	14`8" x 14`11"	Game Room	Basement	35`9" x 23`3"

Furnace/Utility Room

Basement

16`7" x 9`11"

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

Zoning:

Residential Single Detach

0414503

Remarks

Pub Rmks:

Welcome to Chestermere's ****HIDDEN GEM WITH BREATHTAKING VIEWS!****. Perfectly positioned on a premium lot backing onto a serene pond and greenspace, this custom-built home offers tranquil living with modern conveniences, featuring ****HEATED FLOORS ON ALL THREE LEVELS****, including the basement and in the triple garage! Step inside to discover high-end features and thoughtful design throughout. The open-concept living room boasts soaring 20-foot ceilings, creating an inviting, light-filled space. Relax by the cozy fireplace or host guests in the gourmet kitchen, which features marble countertops, stainless steel appliances (including a Wolf gas stove/oven), under-cabinet lighting, a chef's island, and heated tile floors. The walk-through pantry connects seamlessly to the mudroom and main-floor laundry, ensuring convenience without sacrificing style. Enjoy summer barbecues on the main-level deck overlooking the pond, just steps from your dining room. For those who work from home, the private main-floor office provides a quiet and sunlit retreat. Upstairs, the thoughtful design continues with 9-foot ceilings and a layout perfect for families. The primary bedroom is a luxurious haven, offering stunning views of the pond and greenspace. A three-sided fireplace adds warmth and separates the sleeping area from the spa-like ensuite, which includes a soaker tub, private toilet room, heated tile floors, and a tile-enclosed shower with a rainfall showerhead. The spacious walk-in closet features custom shelving to keep your wardrobe perfectly organized. Two additional bedrooms, each with lighted walk-in closets, share a 4-piece main bathroom with heated tile floors for extra comfort. A large bonus room with vaulted ceilings provides flexible space for a media room, home gym, music studio, or play area. The fully finished walk-out lower level offers 9-foot ceilings and opens onto a covered, lighted patio. The expansive rec room is ideal for entertaining, with enough room for poker, pool, AND ping-pong! This level also includes a fourth bedroom and a 3-piece bathroom, making it perfect for guests or additional family space. Car enthusiasts will appreciate the heated triple garage, complete with a workbench and heated floors, offering ample storage and workspace. Outside, the low-maintenance yard is landscaped with beautiful perennial gardens, providing an ideal setting for morning coffee or peaceful evenings. This home is packed with features, including A/C and heated tile floors on all three level for year-round comfort. There's so much more to discover! Check out the microsite for the virtual tour, home video, and more details. Opportunities like this in the neighborhood are rare—schedule your private showing today and make this exceptional home yours!

Inclusions:

Property Listed By:

N/A

Greater Calgary Real Estate

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









