



THE
A-TEAM

**RE/MAX
FIRST**

142 TOPAZ Gate, Chestermere T1X0B1

MLS®#: **A2198222** Area: **Rainbow Falls** Listing Date: **03/02/25** List Price: **\$924,000**
 Status: **Active** County: **Chestermere** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Chestermere**
 Year Built: **2009**
Lot Information
 Lot Sz Ar: **5,169 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,927**
 Low Sqft:
 Ttl Sqft: **2,927**

DOM

7
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Landscaped,Rectangular Lot**
 Park Feat: **Double Garage Attached,Driveway,Front Drive,Garage Faces Front**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Balcony**

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

Kitchen Appl: **Built-In Oven,Dishwasher,Gas Range,Microwave,Range,Refrigerator,Washer/Dryer**
 Int Feat: **Central Vacuum,Chandelier,High Ceilings,Kitchen Island,No Smoking Home,Pantry,Separate Entrance,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	5`4" x 5`3"	Dining Room	Main	15`6" x 12`0"
Foyer	Main	14`0" x 11`4"	Kitchen	Main	20`9" x 21`7"
Living Room	Main	14`3" x 13`0"	Mud Room	Main	13`7" x 8`11"
Office	Main	11`4" x 8`8"	4pc Bathroom	Second	4`11" x 9`9"
5pc Ensuite bath	Second	13`5" x 10`4"	Bedroom	Second	12`8" x 12`3"
Bedroom	Second	12`11" x 10`1"	Family Room	Second	22`9" x 13`5"
Bedroom - Primary	Second	21`2" x 19`6"	Walk-In Closet	Second	12`8" x 7`2"

3pc Bathroom
Exercise Room
Game Room
Furnace/Utility Room

Basement
Basement
Basement
Basement

5`5" x 7`9"
11`2" x 7`0"
16`8" x 39`7"
12`9" x 8`9"

Bedroom
Kitchen
Storage

Basement
Basement
Basement

13`0" x 10`6"
5`5" x 10`11"
4`8" x 8`8"

Legal/Tax/Financial

Title:
Leasehold
Legal Desc:

0716019

Zoning:
TBD

Remarks

Pub Rmks:

This stunning former showhome by Truman Homes, located in the desirable Rainbow Falls community of Chestermere, offers 2,927 sq. ft. of bright, open living space. The home features soaring ceilings in the entry foyer, family room, and upstairs bonus room, creating an airy, inviting atmosphere. As you enter, you're greeted by a beautiful Restoration Hardware chandelier. Down the hall, you'll find an intimate powder room. There is a home office, perfect for students or anyone working from home. The chef-inspired kitchen includes a Brigade 6-burner stove, Miele oven, Miele steam oven, and an oversized island with a built-in microwave—perfect for cooking and entertaining. The kitchen leads to a massive balcony, complete with a natural gas line, which overlooks the south-facing backyard that backs onto green space, providing both privacy and an abundance of natural light. A walk-through pantry connects to a mudroom with laundry facilities and access to the finished garage with organized wall storage. Upstairs, you'll find three spacious bedrooms, including a master suite with its own private balcony and a luxurious 5-piece ensuite with a jetted tub. There's also a massive family room with vaulted ceilings and bright windows that flood the space with natural light, creating a spacious, inviting atmosphere. The fully finished basement features a walkout to a large backyard, a small kitchen, and a bright sitting area with south-facing windows, as well as a home gym. With built-in ceiling speakers, central vacuum, and a prime location close to parks, schools, shopping, and Chestermere Lake, this home offers both luxury and convenience. Don't miss your chance to see this exceptional property—book your showing today!

Inclusions:
Property Listed By:

**Shed
Century 21 Bravo Realty**

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













