

**116 Rainbow Falls Grove**  
**Chestermere, Alberta**

**MLS # A2294042**



**\$649,950**

<b>Division:</b>	Rainbow Falls		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,178 sq.ft.	<b>Age:</b>	2007 (19 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Corner Lot, Irregular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Central Vacuum, Open Floorplan, Walk-In Closet(s)		

**Inclusions:** none

Pride of ownership shines throughout this beautifully maintained, original-owner home in the highly sought-after community of Rainbow Falls, Chestermere. Ideally situated on a quiet street and just steps from scenic walking paths leading to Lake Chestermere, Lakeside Golf Club, and two nearby schools, this corner-lot property sits on an expansive 6,000+ sq. ft. lot. Recently painted and featuring newer appliances, the home welcomes you with an open-concept main floor designed for both comfort and functionality. A front den offers the perfect space for a home office or children’s study. The chef’s kitchen boasts newer stainless steel appliances and flows seamlessly into the spacious living room highlighted by vaulted ceilings, creating an inviting space for family living and entertaining. Upstairs, you’ll find three generously sized bedrooms, including a primary retreat complete with a large walk-in closet and a spa-inspired ensuite. The two additional bedrooms each feature their own walk-in closets and share a convenient Jack-and-Jill bathroom. The large, open basement with in floor heating is ready for your personal design and finishing touches. Outside is where this home truly stands out—a massive, park-like backyard that’s perfect for summer entertaining, kids, pets, or simply relaxing in your own private outdoor oasis. This is a rare opportunity to own a meticulously cared-for home in one of Chestermere’s most desirable neighborhoods. Call your favorite REALTOR® today to book your private showing.