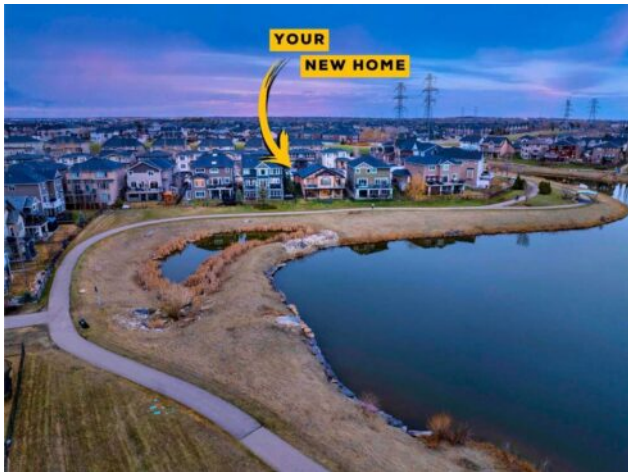


**136 Rainbow Falls Glen
Chestermere, Alberta**

MLS # A2301731



\$875,000

Division:	Rainbow Falls		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,592 sq.ft.	Age:	2015 (11 yrs old)
Beds:	4	Baths:	3
Garage:	Triple Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Creek/River/Stream/Pond, No Ne		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, See Remarks, Soaking Tub, Vaulted Ceiling(s)		

Inclusions: Hood Fan, Mini Fridge in Basement, Freezer in Garage

Welcome to this beautifully maintained walkout bungalow in the sought-after community of Rainbow Falls, located in the vibrant lakeside city of Chestermere. Backing directly onto a serene recirculating pond, this rare offering provides nearly 1,600 sq ft of thoughtfully designed living space with stunning water views—perfect for those seeking the ease of main floor living just a short drive to Calgary. The main floor features soaring 11-foot ceilings and an open-concept layout, highlighted by large windows in the living room that showcase the tranquil pond setting. The modern kitchen is equipped with granite countertops, stainless steel appliances, a built-in oven, and a built-in microwave—perfect for both everyday living and entertaining. The spacious primary bedroom overlooks the pond, offering a peaceful start to your day, and features a large ensuite for added comfort and privacy. With a total of 4 bedrooms and 3 full bathrooms, this home is ideal for families or those seeking functional space. The fully finished walkout basement boasts 9-foot ceilings and opens onto a patio that also overlooks the pond, creating seamless indoor-outdoor living. Recent upgrades include a new furnace (2024), humidifier (2024), and hot water tank (2023), along with the added comfort of central air conditioning, a water softener system, and central vacuum. Fresh paint and recently professionally cleaned carpets make this home truly move-in ready. A rare triple attached garage provides ample space for vehicles, storage, and hobbies. Enjoy close proximity to Chestermere Lake, where residents can take advantage of year-round recreation including boating, paddleboarding, kayaking, swimming, fishing, and winter skating. With nearby boat launches, beaches, scenic pathways, parks, and schools, this home offers an exceptional lakeside lifestyle in a family-friendly community.