

**117 Rainbow Falls Boulevard
Chestermere, Alberta**

MLS # A2317681



\$595,000

Division:	Rainbow Falls		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,809 sq.ft.	Age:	2012 (14 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Landscaped, No Back Lane, No M		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)		

Inclusions: blinds on all windows, alarm system (not monitored)

Welcome to this beautifully maintained home in the highly sought-after community of Rainbow Falls. Opportunities to own on this desirable street are rare, making this a property you won't want to miss. From the moment you step inside, you'll be impressed by the inviting entrance and bright, open-concept design. The spacious living room features a stunning gas fireplace and a large picture window that fills the space with natural light, creating a warm and welcoming atmosphere. The thoughtfully upgraded kitchen is designed for both functionality and style. Professional enhancements include custom drawer-style lower cabinetry, additional storage in the island, extended countertops and cabinetry near the stove, and elegant open shelving perfect for displaying your favorite décor. With an abundance of cupboard space, generous countertops, and a large walk-in pantry, this kitchen is sure to impress even the most discerning home chef. The adjoining dining area offers plenty of room for family gatherings and entertaining, easily accommodating a large dining table. Another oversized window allows sunlight to pour into the space, enhancing the home's bright and airy feel. A convenient two-piece powder room completes the main level. Upstairs, the spacious primary retreat features a large walk-in closet and a beautiful four-piece ensuite designed for comfort and relaxation. The second bedroom is exceptionally generous in size and includes its own walk-in closet and convenient access to the main four-piece bathroom through a cheater door. The versatile bonus room provides the perfect space for movie nights, a home office, playroom, or family room. For those needing additional bedroom space, this area could be easily converted into a third bedroom. The double attached garage offers ample room for vehicles, storage, and protection from the elements year-round.

Step outside and discover what truly sets this home apart. The expansive deck and beautifully private backyard create your own personal oasis. Backing onto open green space with no neighbours behind, this tranquil setting is ideal for relaxing with your morning coffee, hosting summer barbecues, or simply enjoying the peace and privacy that is increasingly difficult to find. Additional upgrades include: new hot water tank, new humidifier, new flooring, new dishwasher, new motor in garage door opener and new springs on door, deck enlarged with composite flooring. This exceptional home combines comfort, functionality, and an unbeatable location. Don't miss your chance to make it yours—schedule your private viewing today.