

268 Rainbow Falls Green Chestermere, Alberta

MLS # A2337946



\$560,000

Division:	Rainbow Falls		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,716 sq.ft.	Age:	2014 (12 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Few Trees, Garden, Landscaped, Low Maintenance Landscape, F		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Wood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cedar, Stone, Vinyl Siding, Wood Frame	Zoning:	R-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, Natural Woodwork, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)		
Inclusions:	Air Conditioner Unit, All Window Coverings		

Welcome to this stunning, 4 bedroom, 3.5 bathroom home in Chestermere's most desired communities, Rainbow Falls. Located directly across the street from a dog park on one of the most beautiful streets in Rainbow Falls, this home welcomes you with an immaculately manicured garden and front porch making for the perfect area for morning coffee or a glass of wine at night and is just one of three outdoor sitting areas in this home. As you enter you will notice the lush wood flooring that spans throughout the open floor plan starting with you large, executive home office overlooking the garden. The chef inspired kitchen offers you upgraded, stainless steel appliances. granite counter tops, large pantry and is framed by your dining room and living room making the perfect space for entertaining or for quiet nights at home with the family. The living room has ample seating and a cozy gas fireplace, great for those chilly winter nights. The dining room's big south facing windows allow in amazing natural light and has direct access to your upper deck, the second of the three outdoor sitting spaces. Your half bathroom finishes off the main level before heading upstairs. BRAND NEW CARPET coats both the upper and lower levels of this home starting with the stairs heading up to your bonus room. Your second bedroom on the upper level is a great size, the bathroom equipped with dual sinks, granite counter topped vanity, and tub/shower combination with beautiful tile floors. The primary retreat is what sells this home. It is massive, easily fitting a king size bed, additional bedroom furniture, offers a mountain view, and spa inspired ensuite. The FULLY FINISHED WALK-OUT BASEMENT gives you 2 more good size bedrooms overlooking your gorgeous backyard, an entertainment room, a full bathroom with walk-in shower, an additional hookup for washer and dryer and walks out

on to the third of 3 outdoor seating areas. This back yard is a showstopper!! Fully finished with an exposed concrete patio and the centrepiece being a mature tree growing directly in the heart of the yard. This is a great spot for back yard cookouts our summer fire's lit up with strung lights just above your head as your look at the stars. The HEATED GARAGE is oversized, large enough for 2 cars or can double as your home gym. Your new home is located steps away from the dog park directly across the street, a pathway system leading you around ponds and down to Chestermere Lake. In the summer there is the beach, boating, parks and pathways that are great for morning walks or biking. In the winter you have skating on the lake and events happening almost every weekend. Do not miss out on this opportunity to own a fantastic home in Chestermere's most desired community. Some recent updates (Carpet 1 week old, hot water tank 2024, paint recently freshened, washer/dryer 2024, dishwasher 2022, recent furnace service)