

**348 Rainbow Falls Way  
Chestermere, Alberta**

**MLS # A2213545**



**\$879,900**

<b>Division:</b>	Rainbow Falls		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,316 sq.ft.	<b>Age:</b>	2005 (20 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, Lawn, L		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Built-in Features, Double Vanity, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s), Wet Bar		

**Inclusions:** TV & brackets in living room, basement and upper bedroom

Are you ready to be in your dream home by summer?? Because this is the one you've been waiting for. This fully finished executive home with walk out basement backing onto the canal in highly sought after Rainbow Falls offers the perfect balance of luxury and comfort in an unbeatable location. Pride of ownership shows in every aspect of this home starting with the welcoming curb appeal. Step into the spacious and bright front entryway where a central staircase leads upstairs. To the left is an elegant formal living room & dining area. Durable vinyl plank flooring and light grey paint with white trim throughout creates a fresh neutral palette for you to make your own. The heart of this home is the open concept living room, breakfast nook and kitchen area where large windows showcase your serene canal views. The gorgeous gourmet kitchen was updated in 2020. Cool grey cabinetry with plenty of deep drawers complemented by bright white honeycomb tile backsplash, gleaming stainless steel appliances and two tone quartz counters give a modern yet timeless feel. The kitchen is open to the warm & welcoming family room complete with a stone front gas fireplace for comfort and ambience. The breakfast area in between is surrounded by large windows for lots of natural light and peaceful views. You'll also love the easy access to the large back deck that spans the entire width of the house. A comfortable and private office with built in desk and lots of storage is just down the hall. A pretty little powder room and spacious laundry / mudroom complete with storage and sink round out this main level. Upstairs you'll find 4 bedrooms including the super spacious primary with a large 5 pc ensuite featuring his & hers sinks, separate vanity counter, soaker tub, walk in shower plus a good sized walk in closet. The other 3 bedrooms are all a good size as

well and 2 of them have even have walk in closets. These rooms share the main 4 pc bath. The fully finished walk out basement is ready for whatever your family's needs are. Create the perfect games room, home gym, play room or dance space. A wet bar with sink and mini fridge is great for entertaining or for family movie nights. The 5th bedroom has a built in Murphy bed making this a super versatile space to use when guests come to stay plus whatever else you need - maybe a craft room or homework space. A 4 pc bath and ample storage finish this level. From here you can walk out to your terrific back yard complete with covered patio area and plenty of room for kids and pets to play. Mature trees and low maintenance landscaping make this the perfect place to sit back and enjoy your canal views or you can hop onto the pathway and walk, bike or rollerblade for miles. Last but not least everyone in the family will love the convenience and comfort of the double attached garage. Come and find out why Rainbow Falls is one of Chestermere's premier neighbourhoods. You would love living here!!