

## 112 Rainbow Falls Passage Chestermere, Alberta

**MLS # A2202606**



# \$819,900

<b>Division:</b>	Rainbow Falls		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,469 sq.ft.	<b>Age:</b>	2015 (10 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Aggregate, Oversized, Triple Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Low Maintenance Landscape, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<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>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Central Vacuum, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Tankless Hot Water, Walk-In Closet(s)

**Inclusions:** Shed and shelves on the main floor living room and in the basement

Searching for a Home That Reflects Your Unique Taste and Status? If you're tired of seeing cookie-cutter luxury homes and want something truly exceptional, this is the home you've been waiting for! Welcome to a stunning blend of luxury and comfort in this beautifully designed 5-bedroom home—plus a versatile flex room that can easily become a 6th bedroom, office, or playroom. With over 3,300 sq. ft. of thoughtfully curated living space, this property is a perfect balance of upscale finishes and everyday functionality. From the moment you arrive, the exposed aggregate driveway and Gemstone exterior lighting set an elegant tone. Step inside to rich hardwood flooring, 9' ceilings, and striking 8' doors that create a grand, welcoming atmosphere. The heart of the home is a chef-inspired kitchen made for gathering—featuring an oversized granite island, gas cooktop, double wall ovens, a beverage fridge, and a walk-through pantry that connects seamlessly to the mudroom. It's all open to a warm and inviting living room with a sleek gas fireplace—ideal for hosting friends or enjoying cozy family nights. Upstairs offers room to breathe with four spacious bedrooms, including a luxurious primary suite complete with a serene sitting area, a spa-like ensuite with soaker tub, double vanity, walk-in shower, and a spacious walk-in closet. You'll also love the convenience of the upstairs laundry room and a stylish 4-piece bath. The fully finished basement is made for movie nights, game days, or guests—with a huge family/media room (projector-ready), a 5th bedroom, and a modern 3-piece bath. Step outside to your own private oasis: a low-maintenance backyard with turf, a generous size deck for entertaining, and a storage shed—all designed for easy, enjoyable outdoor living. Additional highlights include a triple

attached garage, central A/C, hot water on demand, double furnaces, and custom railings throughout. And the location? Just a 7-minute walk to the lake, with scenic trails, schools, and shops nearby—offering not just a home, but a lifestyle. This is more than a place to live—it's where your next chapter begins.