

**328 Crimson Close  
Chestermere, Alberta**

**MLS # A2204486**



**\$899,000**

<b>Division:</b>	Rainbow Falls		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,206 sq.ft.	<b>Age:</b>	2006 (19 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Front Drive, Garage Faces Front		
<b>Lot Size:</b>	0.19 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Irregular Lot, Landscaped, Private, Street Lighting		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar		

**Inclusions:** Irrigation, Greenhouse, Cold Frames, Wooden Sandbox, Wooden porch, platform Playhouse, Artificial turf platform

Nestled in a peaceful cul-de-sac in the highly desirable community of Rainbow Falls in Chestermere, this stunning family home offers the perfect blend of elegance, functionality, and warmth. Step inside to a spacious foyer with soaring vaulted ceilings and gleaming hardwood floors that flow throughout the main level. Just off the entry, a bright and versatile front office provides the ideal space to work from home or could easily transition into a formal dining area. The main living spaces are bathed in natural light, courtesy of the expansive windows that line the back wall, seamlessly connecting the heart of the home. The chef's kitchen is a showstopper—featuring a generous island with a breakfast bar, quartz countertops, stainless steel appliances including double wall ovens and a gas cooktop, and a sophisticated mosaic glass tile backsplash. Overlooking the kitchen, the inviting living room boasts a striking stone-faced gas fireplace framed by elegant built-ins, while the breakfast nook offers a relaxed space for casual meals. Sliding doors lead out to the expansive back deck, where you can enjoy morning coffee or evening gatherings while taking in the beautifully landscaped backyard. Ascending the central staircase, you'll discover a spacious family room—ideal for movie nights, a play area, or even a dedicated homework station. The luxurious primary suite is a private retreat, complete with a king-sized bedroom, walk-in closet, a stylish dressing area with a circular mirror, and a spa-inspired ensuite featuring a corner soaking tub, dual vanities, and a private water closet with a shower. Two additional generously sized bedrooms share a well-appointed full bath and offer ample closet space. The walk-out basement extends the home's living space with a large recreation room warmed by another cozy gas fireplace, built-in features, and direct backyard

access. A full bath and a spacious fourth bedroom provide the perfect setup for guests or older children seeking extra privacy. The massive forest like yard has a gorgeous central fire pit, a large green house, and multiple cold frames for gardening in all weather, and a cozy cottage. Known for its scenic walking paths, cascading waterfalls, and close-knit atmosphere, Rainbow Falls is an ideal neighbourhood for families, outdoor enthusiasts, and those seeking a tranquil yet connected lifestyle. With top-rated schools, parks, and easy access to shopping and amenities, this is a community that truly has it all. Situated just minutes from Chestermere Lake, residents of Rainbow Falls enjoy year-round outdoor recreation, from summer water sports to winter skating and ice fishing. The community is also conveniently located near major roadways, offering a quick commute to Calgary while maintaining the charm of small-town living. This exceptional home combines thoughtful design, quality finishes, and an unbeatable location—ready to welcome its next owners. Don't miss your chance to experience the best of Rainbow Falls living!