

142 Topaz Gate
Chestermere, Alberta

MLS # A2212498



\$914,000

Division:	Rainbow Falls		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,927 sq.ft.	Age:	2009 (16 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Garage Door Opener, Garage Faces Front		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space, Few Trees, Landscap		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Stone, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Double Vanity, Granite Counters, High Ceilings, No Smoking Home, Pantry, Separate Entrance, Walk-In Closet(s), Wet Bar, Wired for Sound		
Inclusions:	Shed, Water purifier and basement appliances		

This stunning former showhome by Truman Homes, located in the desirable Rainbow Falls community of Chestermere, offers 2,927 sq. ft. of bright, open living space. The home features soaring ceilings in the entry foyer, family room, and upstairs bonus room, creating an airy, inviting atmosphere. As you enter, you're greeted by a beautiful Restoration Hardware chandelier. Down the hall, you'll find an intimate powder room. There is a home office, perfect for students or anyone working from home. The chef-inspired kitchen includes a Brigade 6-burner stove, Miele oven, Miele steam oven, and an oversized island with a built-in microwave—perfect for cooking and entertaining. The kitchen leads to a massive balcony, complete with a natural gas line, which overlooks the south-facing backyard that backs onto green space, providing both privacy and an abundance of natural light. A walk-through pantry connects to a mudroom with laundry facilities and access to the finished garage with organized wall storage. Upstairs, you'll find three spacious bedrooms, including a master suite with its own private balcony and a luxurious 5-piece ensuite with a jetted tub. There's also a massive family room with vaulted ceilings and bright windows that flood the space with natural light, creating a spacious, inviting atmosphere. The fully finished basement features a walkout to a large backyard, a small kitchen, and a bright sitting area with south-facing windows, as well as a home gym. With built-in ceiling speakers, central vacuum, and a prime location close to parks, schools, shopping, and Chestermere Lake, this home offers both luxury and convenience. Don't miss your chance to see this exceptional property—book your showing today!