

228 Rainbow Falls Green Chestermere, Alberta

MLS # A2213097



\$599,900

Division:	Rainbow Falls		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,837 sq.ft.	Age:	2014 (11 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Additional Parking, Double Garage Attached, Driveway, Enclosed, Garage Door Opener		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Lawn, Rectangular Lot		

Heating: Fireplace(s), Forced Air, Natural Gas

Floors: Carpet, Ceramic Tile, Hardwood

Roof: Asphalt Shingle

Basement: Full, Partially Finished

Exterior: Stone, Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Walk-In Closet(s)

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R2

Utilities: -

Inclusions: 2 TV Mounts, Firepit, Plahouse, Garage Work Bench

Welcome to 228 Rainbow Falls Green – the perfect family home in the heart of Chestermere! This beautifully maintained duplex is one of the ONLY floor plans that offers 3 spacious bedrooms upstairs + a generous bonus room—an ideal setup for growing families. Situated on a QUIET crescent and directly across from peaceful greenspace, this home boasts fantastic curb appeal that welcomes you in from the moment you arrive. Step through the bright front entrance into a thoughtfully designed, open-concept main floor featuring rich HARDWOOD floors and an abundance of natural light. The stylish kitchen is a true highlight, showcasing GRANITE countertops, STAINLESS STEEL appliances, full-height cabinetry, and a walk-in pantry. The cozy living area is anchored by a beautiful gas fireplace with custom built-ins, while the adjoining dining nook offers the perfect space for family meals or entertaining. From here, step outside to your large, covered deck and enjoy the beautifully landscaped, fenced backyard complete with mature trees, back alley access, and plenty of space for kids or pets to play. Upstairs, you’ll find three generously sized bedrooms, including a KING-sized primary suite with a WALK IN closet and a private 4-piece ENSUITE. The upper-level bonus room is perfect for movie nights, a playroom, or a home office, and the convenient upstairs laundry adds to the thoughtful layout. The basement is already framed for a fourth bedroom and a bathroom, giving you a head start on future development. This home is packed with features you will LOVE including over 1,837 sq. ft. of AIR CONDITIONED living space, a double ATTACHED garage, BRAND NEW carpet on the upper level, fresh paint throughout, and meticulous pride of ownership. If you've been searching for true value in a move-in-ready home, your wait is over. Don't miss your

chance to own this exceptional property—book your showing today!