

# \$944,777 - 44 Rainbow Falls Boulevard, Chestermere

MLS® #A2200371

**\$944,777**

5 Bedroom, 4.00 Bathroom, 2,921 sqft  
Residential on 0.13 Acres

Rainbow Falls, Chestermere, Alberta

Introducing a luxurious 5 bedroom, 4 bathroom home, boasting an expansive 4065 square feet of refined living space with hardwood flooring and high ceilings throughout.

Featuring a seamless open floor concept that provides generous room for family gatherings and entertainment. With an illegal walk-out suite that includes a separate entrance. This house perfectly blends functionality with comfort. The immaculate main floor also includes a gym area and a flexible space for all your needs. The gourmet chef's kitchen is a culinary dream, featuring top of the line appliances, beautiful cabinetry and tons of storage. Retreat upstairs to any of the 4 elegantly designed bedrooms, including a spa-like ensuite off the primary that promises relaxation.

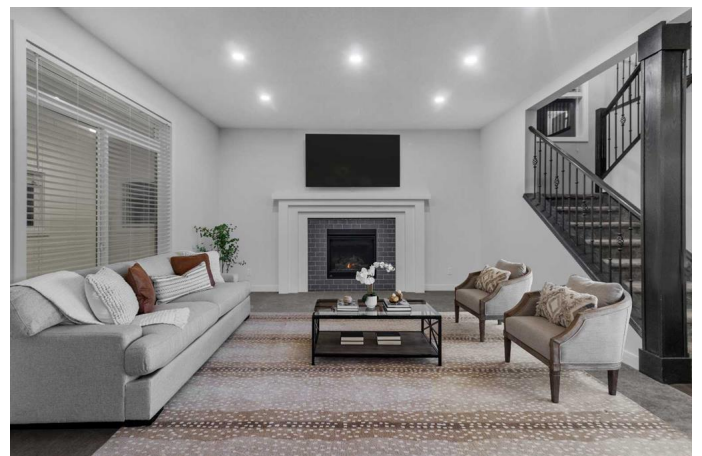
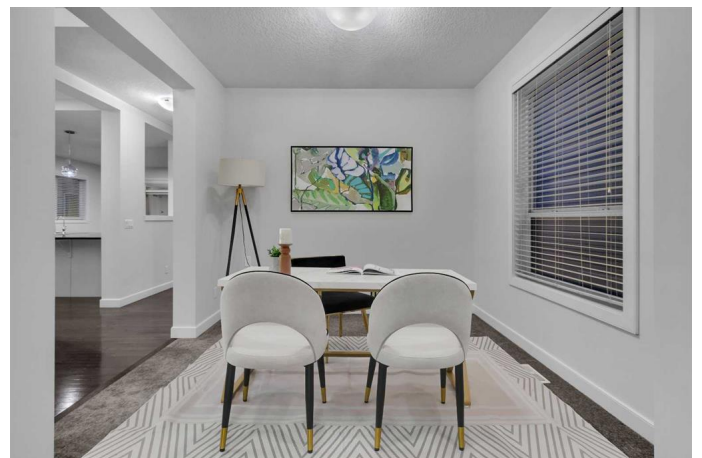
The vast 4 car heated garage is a car enthusiast's haven assuring your vehicles and hobbies are well accommodated.

Dimension is added to this stunning property with a beautifully landscaped yard that includes a greenhouse.

Located in Chestermere, a picturesque lake community, this house is the epitome of work-and-play balance with an easy commute to the city. Top-rated schools and all essential amenities are at your fingertips in this serene neighborhood.

Step into a life of luxury and convenience. Make this your new sanctuary today!

Built in 2016



## Essential Information

MLS® #	A2200371
Price	\$944,777
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,921
Acres	0.13
Year Built	2016
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

## Community Information

Address	44 Rainbow Falls Boulevard
Subdivision	Rainbow Falls
City	Chestermere
County	Chestermere
Province	Alberta
Postal Code	T1X0S9

## Amenities

Parking Spaces	6
Parking	Heated Garage, Insulated, Oversized, Quad or More Attached
# of Garages	4

## Interior

Interior Features	Built-in Features, Chandelier, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Soaking Tub, Walk-In Closet(s)
Appliances	Dishwasher, Garage Control(s), Microwave, Oven-Built-In, Range Hood, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Suite, Walk-Out

### **Exterior**

Exterior Features	Fire Pit, Other
Lot Description	Back Yard, Front Yard, Landscaped, Lawn, Level, Low Maintenance Landscape, Rectangular Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 7th, 2025
Days on Market	7
Zoning	R1

### **Listing Details**

Listing Office	eXp Realty
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