

**133 rainbow falls Boulevard  
Chestermere, Alberta**

**MLS # A2193520**



**\$614,900**

<b>Division:</b>	Rainbow Falls		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,834 sq.ft.	<b>Age:</b>	2012 (13 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard		

**Heating:** Central, Natural Gas

**Floors:** Carpet

**Roof:** Asphalt, Asphalt Shingle

**Basement:** Finished, Full

**Exterior:** Aluminum Siding

**Foundation:** Block

**Features:** Bar

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-2

**Utilities:** -

**Inclusions:** NONE

Here's your opportunity to own a home in beautiful Rainbow Falls, one of Chestermere's most sought after neighbourhoods. This fully finished urban oasis is immaculate from the outside in starting with its charming curb appeal. Step into the spacious and welcoming 2 story vaulted entryway complete with a coat closet and plenty of room for a shoe bench. The main floor is spacious and bright with 9' ceilings, rich hardwood floors and elegant finishes. You're going to love the well laid out kitchen with its classic and timeless design of rich dark cabinetry, granite counters and newer stainless steel appliances including a gas stove. The spacious counter height island with seating is ideal for friends and family to gather. Between the kitchen & living area is a gas fireplace flanked by built in shelving to display your family's greatest treasures. The dining area is surrounded by large windows giving the feeling of the outside coming in allowing you to enjoy your beautiful backyard year round. A nice sized 2 pc powder room and mudroom just off of the garage entrance complete this level. The upstairs is a custom design that offers you an open bonus room that is sure to be your family's favourite place to spend time together watching movies, reading books or playing games. There are 2 oversized bedrooms including the primary where you'll fall in love with charming details like the sloped ceiling and adorable accent window. A 4 pc ensuite leads you to the most delightful & unexpected walk in closet that is equally charming. The 2nd bedroom is also a great size and has a walk in closet plus access to the cheater ensuite bath. There is still more room in the fully finished basement where you'll enjoy a good sized rec room and full bath as well as a 3rd bedroom and dry bar that is perfect for guests, your teenager or

another family member . There is still ample room left for storage and laundry. Last but certainly not least is your backyard oasis conveniently accessed from the kitchen. You are going to love spending time in this peaceful and tranquil space surrounded by mature trees and lush landscaping. A nice sized deck with for both privacy and wind protection is the perfect place for BBQing in the summer. The double attached garage is both drywalled and insulated and there is plenty of storage space. This amazing home has so many little extras that make it special . You're going to love living in Rainbow Falls where the pathways and public areas are second to none. You'll also enjoy easy access to schools and all amenities. Don't miss your chance to make 133 Rainbow falls your Home!