

**112 Rainbow Falls Passage
Chestermere, Alberta**

MLS # A2202606



\$839,900

Division:	Rainbow Falls		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,469 sq.ft.	Age:	2015 (10 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Aggregate, Oversized, Triple Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Low Maintenance Landscape, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-

Features: Central Vacuum, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Tankless Hot Water, Walk-In Closet(s)

Inclusions: Shed and shelves on the main floor living room and in the basement

This stunning 5-bedroom home (with a flex room convertible to a 6th) exudes LUXURY and timeless elegance, offering over 3,300 sq. ft. of impeccably designed living space. From the EXPOSED AGGREGATE driveway and GEMSTONE exterior lighting to the rich HARDWOOD floors, soaring 9' CEILINGS, and grand 8' doors, every detail is crafted for sophistication. The chef's kitchen is a masterpiece, featuring an oversized GRANITE ISLAND and countertops, GAS COOKTOP, DOUBLE WALL OVENS, a BEVERAGE FRIDGE, and a walk-through PANTRY that leads seamlessly to the MUDROOM. The open-concept living room, anchored by a sleek gas FIREPLACE, is perfect for elegant entertaining or relaxed family gatherings. Upstairs, you'll find FOUR spacious bedrooms, including a lavish primary suite with a serene SITTING AREA, a SPA-INSPIRED ensuite with a deep SOAKER tub, DOUBLE VANITY, WALK-IN shower, and generous WALK-IN CLOSET. An upper-floor LAUNDRY ROOM and a stylish 4-piece bath provide convenience for the whole family. The fully finished basement extends your living space with a massive family/media room (projector-ready), a 5th BEDROOM, and a chic 3-piece bath. Outside, enjoy a private, low-maintenance backyard with premium TURF, a spacious deck, and a storage shed—ideal for effortless outdoor living. Additional features include a TRIPLE ATTACHED GARAGE, CENTRAL A/C, double furnaces, HOT WATER ON DEMAND, and custom railings. Beyond the home itself, the LOCATION is second to none - just a 7-minute walk from the LAKE, scenic walking paths, schools, and local shops, this home blends luxury and lifestyle seamlessly. This isn't just a house—it's where memories are made, and life's best moments unfold. Don't miss your

chance to call it home—book your private showing today!