

**356 Rainbow Falls Way
Chestermere, Alberta**

MLS # A2204401



\$929,999

Division:	Rainbow Falls		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,485 sq.ft.	Age:	2006 (19 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Assigned, Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Backs on to Park/Green Space, Creek/River/Stream/Pond, No Neighbours Be		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Built-in Features, Closet Organizers, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Stone Counters, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar

Inclusions: Storage Shed, Trampoline

Fully Finished WALK-OUT basement backing onto CANAL! Welcome to your dream home in the prestigious Estates of Rainbow Falls! Backing directly onto the peaceful canal that leads to Chestermere Lake—with no neighbors behind and mountain views—this remarkable property offers the perfect blend of elegance, comfort, and location. This property offers over 3,500 sq ft of beautifully finished living space. The main level features rich birch hardwood floors, vaulted ceilings, and expansive windows that flood the home with natural light while showcasing the serene backyard, canal and distant lake views. A spacious front den makes for the perfect home office, while the formal living and dining rooms provide ideal open plan space for entertaining. The family room, centered around a cozy fireplace with a wooden mantle, flows effortlessly into the high-end gourmet kitchen, which boasts shaker-style cabinetry, granite countertops, top-of-the-line stainless steel appliances, deep undermount sinks, on demand hot water, center island, garburator, under-cabinet lighting and a walk-through pantry for added convenience. From the dining area, step out onto the private south facing upper deck with a gas BBQ line and a spiral staircase leading to the lower patio, perfect for enjoying warm evenings with a view. A 2 pc powder room and laundry area complete the main floor. Upstairs, you’ll be amazed by the massive bonus room with vaulted ceilings and large windows overlooking the storm pond, along with two generously sized bedrooms and a well-appointed 4 pc bath. The luxurious primary suite features a spa-like 5 pc ensuite with a deep air-jetted soaker tub with canal views, stand-up shower, double vanities, bidet toilet, and a spacious walk-in closet. The fully finished walkout basement offers an expansive rec room with a wet

bar—ideal for movie nights or entertaining—as well as a fourth bedroom, an additional 3 pc bathroom, and plenty of storage space. Walk out to your new aggregate covered concrete patio and beautifully landscaped backyard oasis with large shed, trampoline and bbq table. Additional features include central air conditioning, on demand hot water system including a instant hot water spout on sink , central Vacuflo, and knock-down, ceilings with rounded corners throughout. Nestled in a quiet, family-friendly neighborhood with year-round activities that only Chestermere can offer such as swimming, fishing, boating, golfing, and scenic walking paths, this remarkable home is truly a rare find. Don’t miss the opportunity to call this breathtaking canal-side property connected to major biking paths and scenic walks is your forever home. Endless exploration awaits!