# \$1,050,000 - 341 Rainbow Falls Way, Chestermere

MLS® #A2188337

#### \$1,050,000

4 Bedroom, 4.00 Bathroom, 2,886 sqft Residential on 0.15 Acres

Rainbow Falls, Chestermere, Alberta

\*\*OPEN HOUSE - Sunday, Mar 9, 2-4 PM\*\*Welcome to Chestermere's \*\*HIDDEN GEM WITH BREATHTAKING VIEWS!\*\*. Perfectly positioned on a premium lot backing onto a serene pond and greenspace, this custom-built home offers tranquil living with modern conveniences, featuring \*\*HEATED FLOORS ON ALL THREE LEVELS\*\*, including the basement and in the triple garage!

Step inside to discover high-end features and thoughtful design throughout. The open-concept living room boasts soaring 20-foot ceilings, creating an inviting, light-filled space. Relax by the cozy fireplace or host guests in the gourmet kitchen, which features marble countertops, stainless steel appliances (including a Wolf gas stove/oven), under-cabinet lighting, a chef's island, and heated tile floors. The walk-through pantry connects seamlessly to the mudroom and main-floor laundry, ensuring convenience without sacrificing style. Enjoy summer barbecues on the main-level deck overlooking the pond, just steps from your dining room. For those who work from home, the private main-floor office provides a quiet and sunlit retreat.

Upstairs, the thoughtful design continues with 9-foot ceilings and a layout perfect for families. The primary bedroom is a luxurious haven, offering stunning views of the pond and







greenspace. A three-sided fireplace adds warmth and separates the sleeping area from the spa-like ensuite, which includes a soaker tub, private toilet room, heated tile floors, and a tile-enclosed shower with a rainfall showerhead. The spacious walk-in closet features custom shelving to keep your wardrobe perfectly organized. Two additional bedrooms, each with lighted walk-in closets, share a 4-piece main bathroom with heated tile floors for extra comfort. A large bonus room with vaulted ceilings provides flexible space for a media room, home gym, music studio, or play area.

The fully finished walk-out lower level offers 9-foot ceilings and opens onto a covered, lighted patio. The expansive rec room is ideal for entertaining, with enough room for poker, pool, AND ping-pong! This level also includes a fourth bedroom and a 3-piece bathroom, making it perfect for guests or additional family space.

Car enthusiasts will appreciate the heated triple garage, complete with a workbench and heated floors, offering ample storage and workspace. Outside, the low-maintenance yard is landscaped with beautiful perennial gardens, providing an ideal setting for morning coffee or peaceful evenings.

This home is packed with features, including A/C and heated tile floors on all three level for year-round comfort. There's so much more to discover! Check out the microsite for the virtual tour, home video, and more details. Opportunities like this in the neighborhood are rareâ€"schedule your private showing today and make this exceptional home yours!

Built in 2005

**Essential Information** 

MLS® #	A2188337
Price	\$1,050,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,886
Acres	0.15
Year Built	2005
Туре	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

## **Community Information**

Address	341 Rainbow Falls Way
Subdivision	Rainbow Falls
City	Chestermere
County	Chestermere
Province	Alberta
Postal Code	T1X 1W5

### Amenities

Parking Spaces	6
Parking	220 Volt Wiring, Garage Faces Front, Heated Garage, Insulated, Triple Garage Attached, Workshop in Garage
# of Garages	3
Waterfront	See Remarks, Pond
Interior	
Interior Features	Breakfast Bar, Built-in Features, Central Vacuum, Crown Molding, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Garage Control(s), Garburator, Gas Range, Refrigerator, Washer/Dryer, Window Coverings
Heating	Hot Water, Natural Gas
Cooling	Central Air
Fireplace	Yes

# of Fireplaces	2
Fireplaces	Gas, Three-Sided
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Barbecue
Lot Description	Back Yard, Backs on to Park/Green Space, Creek/River/Stream/Pond,
	No Neighbours Behind
Roof	Asphalt Shingle
Construction	Stone, Stucco
Foundation	Poured Concrete

#### **Additional Information**

Date Listed	January 16th, 2025
Days on Market	105
Zoning	Residential Single Detach

### **Listing Details**

Listing Office Greater Calgary Real Estate

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