

108 Rainbow Falls Row  
Chestermere, Alberta

MLS # A2239704

**\$948,500**

<b>Division:</b>	Rainbow Falls		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,251 sq.ft.	<b>Age:</b>	2013 (12 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Insulated, Oversized		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Beach, Corner Lot, Front Yard, Rectangular Lot, Street Lighting		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Welcome to 108 Rainbow Falls Row, an exceptional executive-style home situated on a unique corner lot siding onto peaceful green space, in the beautiful lakeside community of Chestermere. Offering over 3,000 SqFt of thoughtfully designed living space, this stunning 2-storey residence blends luxury, comfort, and functionality—perfect for families and professionals alike. Featuring 4 spacious bedrooms and 3.5 bathrooms, the home is finished with high-end details throughout. The main level impresses with 9-foot ceilings, rich hardwood flooring, and a private office with elegant French doors. The heart of the home is a warm, inviting living room with a striking wood-burning fireplace and a dramatic open-to-below design, adding an airy and grand feel to the space. The gourmet kitchen is ideal for entertaining, featuring granite countertops, tall cabinetry, built-in oven and microwave, stainless steel appliances, and a walkthrough pantry that connects to a practical mudroom. A two-piece powder room and convenient laundry room complete the main floor. Upstairs, retreat to the luxurious king-sized primary suite, complete with a large walk-in closet and a spa-like 5-piece ensuite, including dual sinks, a soaker tub, and a separate shower. Two additional generously sized bedrooms and a bright bonus/family room offer versatility for relaxing, reading, or play. Step out onto the expansive upper-floor balcony, ideal for enjoying your morning coffee or tranquil sunset views. The fully finished walk-out basement adds incredible value with a large recreation room, kitchenette, fourth bedroom, and a 4-piece bathroom—perfect for guests, teens, or extended family. An oversized, insulated garage (24' x 21') offers ample space for vehicles, storage, or a workshop. Ideally located in a quiet, family-friendly neighbourhood with easy access to Calgary, this

home offers the rare combination of elegance, privacy, and convenience&mdash;all just steps from nature.