

157 Rainbow Falls Boulevard  
Chestermere, Alberta

MLS # A2254670

\$599,999

|           |                                                                           |        |                   |
|-----------|---------------------------------------------------------------------------|--------|-------------------|
| Division: | Rainbow Falls                                                             |        |                   |
| Type:     | Residential/Duplex                                                        |        |                   |
| Style:    | 2 Storey, Attached-Side by Side                                           |        |                   |
| Size:     | 1,829 sq.ft.                                                              | Age:   | 2011 (14 yrs old) |
| Beds:     | 3                                                                         | Baths: | 3 full / 1 half   |
| Garage:   | Double Garage Attached                                                    |        |                   |
| Lot Size: | 0.08 Acre                                                                 |        |                   |
| Lot Feat: | Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, Level, N |        |                   |

|             |                                                                                                                 |            |     |
|-------------|-----------------------------------------------------------------------------------------------------------------|------------|-----|
| Heating:    | Forced Air, Natural Gas                                                                                         | Water:     | -   |
| Floors:     | Carpet, Ceramic Tile, Hardwood                                                                                  | Sewer:     | -   |
| Roof:       | Asphalt Shingle                                                                                                 | Condo Fee: | -   |
| Basement:   | Finished, Full                                                                                                  | LLD:       | -   |
| Exterior:   | Concrete, Vinyl Siding, Wood Frame                                                                              | Zoning:    | R-2 |
| Foundation: | Poured Concrete                                                                                                 | Utilities: | -   |
| Features:   | Ceiling Fan(s), High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage |            |     |

Inclusions: none

2 Primary Bedrooms | Finished Basement | Backs onto Green Space | Central Air. Welcome to this gorgeous front-drive semi-detached home in the highly desirable community of Rainbow Falls, Chestermere. Combining timeless design with modern upgrades, this property offers an exceptional layout and unbeatable location&mdash;perfect for families, professionals, or anyone looking to enjoy a vibrant community with city convenience. The main floor impresses with soaring ceilings and an open-concept design that creates a bright, airy atmosphere. A spacious living room with a cozy fireplace sets the stage for relaxation, while the dining area easily accommodates family meals and gatherings. The upgraded kitchen features stainless steel appliances, sleek cabinetry, and plenty of counter space, making it a chef&rsquo;s delight. A convenient 2-piece bathroom completes the main level. Upstairs, you&rsquo;ll find two generously sized primary suites, each with its own 4pc private ensuite&mdash;ideal for multi-generational living, guests, or roommates. A large bonus area adds flexibility, whether you need a family room, home office, or entertainment space. The fully finished basement extends your living space with a versatile den, additional bedroom, recreation room, 3pc bathroom, and storage. It&rsquo;s a perfect retreat for teens, guests, or hobby enthusiasts. Step outside to enjoy the private, fully fenced backyard featuring a spacious deck that&rsquo;s perfect for summer barbecues and outdoor relaxation. Backing directly onto green space, this home offers both privacy and a peaceful natural view&mdash;an ideal setting for everyday living. With fantastic curb appeal, central air conditioning, an attached front-drive garage, and proximity to two excellent schools, No Frills, parks, and Chestermere Lake, this property delivers the lifestyle you&rsquo;ve been

searching for. Don't miss your chance to call this Rainbow Falls beauty your next home. Book your private showing today!