

# **\$759,900 - 49 Rainbow Falls Boulevard, Chestermere**

MLS® #A2219751

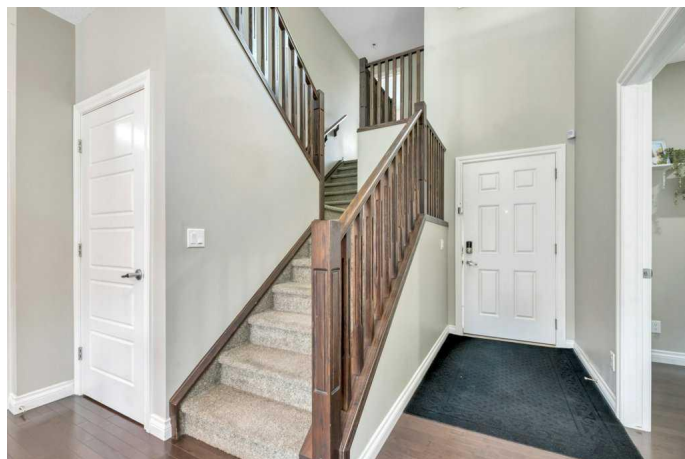
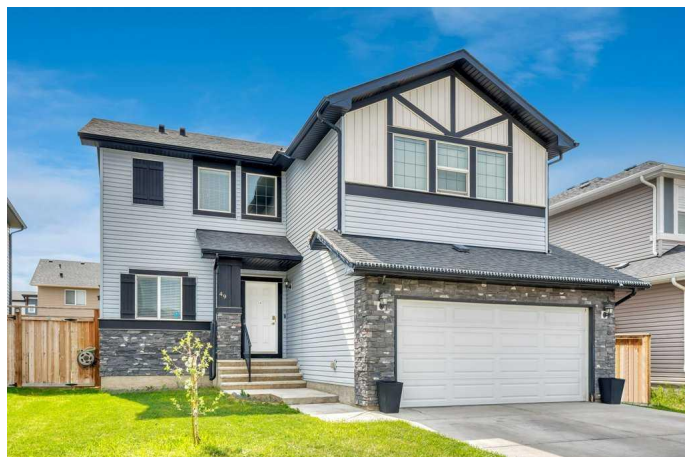
**\$759,900**

5 Bedroom, 4.00 Bathroom, 2,037 sqft

Residential on 0.12 Acres

Rainbow Falls, Chestermere, Alberta

Tons of space and great location in this fully finished 2 story home offering a total of 5 bedrooms in beautiful Rainbow Falls. This move in ready home shows pride of ownership throughout. There is one bedroom on the main floor that could also be used as an office. The spacious open concept main floor is perfectly laid out for both entertaining and everyday family life. The gourmet kitchen features timeless and elegant finishes including rich wood grain cabinetry, granite counters, gleaming stainless steel appliances, a walk in pantry and a huge counter height island with seating for friends and family to gather. The kitchen flows seamlessly into the spacious dining area and living room complete with a gas fireplace providing both warmth and ambience. Beautiful hardwood floors and updated lighting throughout. The elegant split staircase design leads you to a large bedroom on one side and a total of 3 more bedrooms on the other side including the king sized master retreat with luxurious ensuite bath and walk in closet. The remaining 2 bedrooms are each a good size and they share the main bath. The lower level is fully finished with a spacious recreation room and a couple of other smaller flex rooms, but could easily be modified to include another bedroom or 2 if needed. There is a newer 3 pc bath with large shower as well. The sunny and spacious west facing backyard is fully fenced with a large deck, a storage shed and gravelled areas ups the sides for storage or a dog run. This terrific family home



is located a short walk from some of  
Chestermere's most picturesque walking  
paths, several schools plus shopping and  
restaurants. You're going to love living in  
Rainbow Falls.

Built in 2015

### Essential Information

MLS® #	A2219751
Price	\$759,900
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,037
Acres	0.12
Year Built	2015
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	49 Rainbow Falls Boulevard
Subdivision	Rainbow Falls
City	Chestermere
County	Chestermere
Province	Alberta
Postal Code	T1X 0S9

### Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	No Animal Home, No Smoking Home			
Appliances	Dishwasher,	Electric	Stove,	Garage Control(s), Refrigerator,

	Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Rain Gutters
Lot Description	Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 18th, 2025
Days on Market	75
Zoning	R-1

## Listing Details

Listing Office	RE/MAX Key
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.