

# \$789,000 - 117 Rainbow Falls Heath, Chestermere

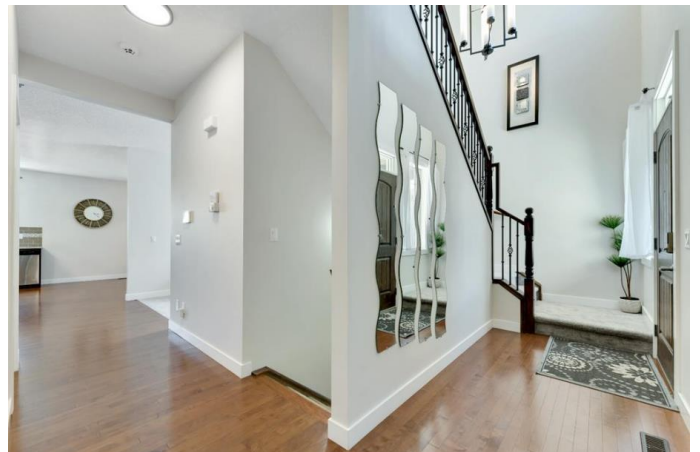
MLS® #A2245526

**\$789,000**

5 Bedroom, 4.00 Bathroom, 2,261 sqft  
Residential on 0.12 Acres

Rainbow Falls, Chestermere, Alberta

Stylish, Spacious, and Fully Upgraded in Rainbow Falls! Welcome to over 3,100 sq ft of beautifully designed living space in one of Chestermere's™ most sought-after communities – Rainbow Falls. This stunning 2-storey home with a TRIPLE ATTACHED GARAGE offers 5 bedrooms, 4 bathrooms (including 3 full baths), and a fully finished walk-out basement – perfect for growing families or those who love to entertain. Step inside to find a grand open-to-below foyer, newer designer light fixtures, and carpet throughout. The main floor is thoughtfully laid out with a spacious family room featuring custom floor-to-ceiling built-ins, a bright dining area, and a gorgeous kitchen equipped with granite countertops, a large central island, stainless steel appliances, and a walk-in pantry with custom shelving. There's also a built-in feature in the mudroom, adding function and style. The family room is subtly enclosed, creating a cozy and private space while still maintaining an open flow. From the dining area, step out onto your covered deck with glass railing – the perfect spot to unwind and take in the views of your low-maintenance landscaped yard with no rear neighbors. Upstairs, you'll find a bonus room, laundry conveniently located on the same level, and 3 generously sized bedrooms, including a primary retreat with a walk-in closet and a 4-piece ensuite. Downstairs, the walk-out basement is fully finished with a large rec room, 2 additional bedrooms, and a full bath



â€” ideal for guests, older kids, or even a home office setup. Walk right out to your concrete patio, perfect for summer evenings or enjoying a morning coffee in peace. Additional upgrades include: Concrete pathways surrounding the home from front to back, Side stairs leading to the backyard and a Custom matching shed. Prime location with access to Rainbow Road, Glenmore Trail & 17th Ave SE. Walking distance to schools, shopping, and local amenities. This home offers incredible value, has been well maintained, and is ready for its next chapter. Donâ€™t miss your opportunity to live in a premium location with space, style, and functionality.

Built in 2015

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2245526    |
| Price          | \$789,000   |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,261       |
| Acres          | 0.12        |
| Year Built     | 2015        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 117 Rainbow Falls Heath |
| Subdivision | Rainbow Falls           |
| City        | Chestermere             |
| County      | Chestermere             |
| Province    | Alberta                 |
| Postal Code | T1X 0S7                 |

## Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 6                      |
| Parking        | Triple Garage Attached |
| # of Garages   | 3                      |

## Interior

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Interior Features | Built-in Features, Kitchen Island, No Smoking Home, Open Floorplan, Pantry |
| Appliances        | Dishwasher, Electric Cooktop, Range Hood, Refrigerator, Washer/Dryer       |
| Heating           | Forced Air                                                                 |
| Cooling           | Central Air                                                                |
| Fireplace         | Yes                                                                        |
| # of Fireplaces   | 1                                                                          |
| Fireplaces        | Gas                                                                        |
| Has Basement      | Yes                                                                        |
| Basement          | Finished, Full, Walk-Out                                                   |

## Exterior

|                   |                                                                             |
|-------------------|-----------------------------------------------------------------------------|
| Exterior Features | Balcony, Private Entrance, Private Yard, Barbecue                           |
| Lot Description   | Back Yard, Low Maintenance Landscape, No Neighbours Behind, Rectangular Lot |
| Roof              | Asphalt Shingle                                                             |
| Construction      | Brick, Vinyl Siding, Wood Frame                                             |
| Foundation        | Poured Concrete                                                             |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 4th, 2025 |
| Days on Market | 4                |
| Zoning         | r1               |

## Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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