

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

MLS® #A2219751

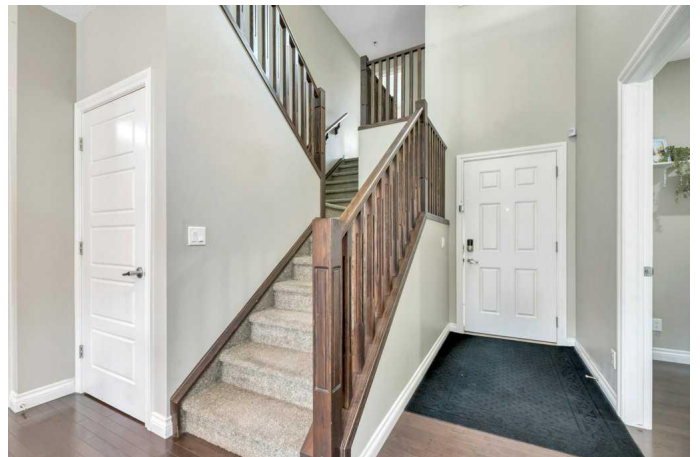
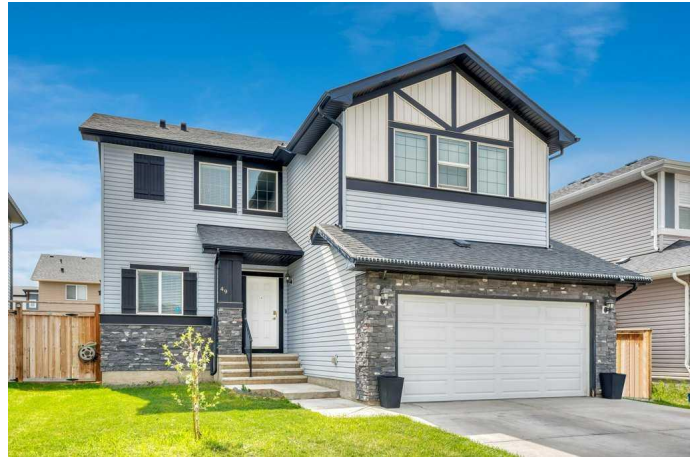
**\$759,900**

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 | 80             |
| 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.