

# \$774,900 - 197 Rainbow Falls Heath, Chestermere

MLS® #A2237068

**\$774,900**

4 Bedroom, 4.00 Bathroom, 2,508 sqft  
Residential on 0.18 Acres

Rainbow Falls, Chestermere, Alberta

Welcome to your dream home, a stunning property that redefines the concept of modern living with its expansive over 3,200 square feet of developed space. Situated on a desirable corner lot within the family-friendly Rainbow Falls community of Chestermere, this residence is designed for both comfort and sophistication.

As you approach, the impressive triple attached garage with 220V, offers convenience and ample storage for your vehicles and recreational gear plus a handy subpanel. Step inside to discover a beautifully appointed interior that seamlessly integrates style and functionality. The heart of the home features a bright, open-concept layout, where new appliances gleam in the kitchen and the large dining room will fit all your friends and family. The living area, bathed in natural light, provides an ideal setting around gas fireplace, perfect for both relaxation and entertaining. The property boasts a total of four spacious bedrooms, including a luxurious primary suite that is a true retreat. Complete with an additional large sitting area, a 5-piece ensuite, and huge WIC, it is the perfect sanctuary to unwind after a long day. You'll also be impressed with the upstairs laundry. The home features three and a half beautifully designed bathrooms, ensuring that there is ample space for family and guests alike. For family gatherings and leisure time, the bonus room located above the garage offers endless possibilities – whether it be a playroom,



media space, or turned into a fourth upstairs bedroom.

The fully developed basement is a highlight, showcasing a family room that is perfect for movie nights and game days, a dedicated gym to maintain your fitness routine, an additional bedroom for guests, and a well-appointed bathroom. This space enhances the home's versatility and is ideal for a growing family or those who entertain frequently.

Step outside to the large backyard, where you will find a playset that beckons for hours of outdoor fun. The west-facing backyard is a true gem, providing the perfect backdrop for summer barbecues and evening gatherings as you soak in stunning sunsets. The outdoor area is not just an extension of your home; it is a private oasis for relaxation and recreation.

Location is key, and this home delivers with its prime spot in Rainbow Falls. Enjoy the tranquility of a community oriented toward families while being just minutes away from the scenic Rainbow Falls Trail. With a convenient commute of under half an hour to downtown Calgary and Calgary International Airport, this residence allows you to enjoy the best of both worlds—serenity at home and urban amenities within easy reach.

This exceptional property captivates with its blend of luxury, comfort, and accessibility, making it the perfect place to create lasting memories with family and friends. Do not miss the opportunity to make this house your forever home.

Built in 2013

### **Essential Information**

MLS® #	A2237068
Price	\$774,900
Bedrooms	4

Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,508
Acres	0.18
Year Built	2013
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	197 Rainbow Falls Heath
Subdivision	Rainbow Falls
City	Chestermere
County	Chestermere
Province	Alberta
Postal Code	T1X 0S7

### **Amenities**

Parking Spaces	6
Parking	Triple Garage Attached, 220 Volt Wiring
# of Garages	3

### **Interior**

Interior Features	Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, French Door, Kitchen Island, Pantry, Soaking Tub, Stone Counters, Tankless Hot Water, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Tankless Water Heater, Washer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	BBQ gas line, Playground, Storage
Lot Description	Corner Lot, Lawn, Private, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	July 7th, 2025
Days on Market	8
Zoning	R1

### **Listing Details**

Listing Office            Century 21 Bamber Realty LTD.

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