

# \$624,500 - 160 Rainbow Falls Grove, Chestermere

MLS® #A2247412

## \$624,500

3 Bedroom, 3.00 Bathroom, 1,821 sqft  
Residential on 0.10 Acres

Rainbow Falls, Chestermere, Alberta

Fantastic family home with WALK OUT BASEMENT in sought-after Rainbow Falls! Step inside to an impressive foyer with soaring ceilings and an open stairwell. From the entry way through stylish French doors is a cozy DEN/OFFICE. The cappuccino-toned kitchen features a large sit up island, stainless steel appliances, gas range, and a convenient WALK THROUGH pantry. A bright dining area and spacious living room with a charming FIREPLACE & mantle create the perfect gathering spaces. A half bath and laundry/mud room complete the main floor. Upstairs, the generous primary suite boasts a 5-piece ENSUITE and walk-in closet. Two additional bedrooms SHARE a JACK & JILL ENSUITE—ideal for kids or guests! The WALKOUT BASEMENT is ready for your personal design and opens to a covered patio, take the stairs upto the upper deck & fire pit perfect for entertaining. Enjoy all that Rainbow Falls has to offer—close to schools, shopping, lake, walking/bike paths, and more!

Built in 2008

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2247412  |
| Price      | \$624,500 |
| Bedrooms   | 3         |
| Bathrooms  | 3.00      |
| Full Baths | 2         |



|                |             |
|----------------|-------------|
| Half Baths     | 1           |
| Square Footage | 1,821       |
| Acres          | 0.10        |
| Year Built     | 2008        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 160 Rainbow Falls Grove |
| Subdivision | Rainbow Falls           |
| City        | Chestermere             |
| County      | Chestermere             |
| Province    | Alberta                 |
| Postal Code | T1X 0G6                 |

### Amenities

|                |                                  |
|----------------|----------------------------------|
| Parking Spaces | 4                                |
| Parking        | Double Garage Attached, Driveway |
| # of Garages   | 2                                |

### Interior

|                   |                                                                                  |
|-------------------|----------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Central Vacuum, Smoking Home, Pantry, Separate Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Garage Microwave Hood Fan, Refrigerator                       |
| Heating           | Fireplace(s), Forced Air                                                         |
| Cooling           | None                                                                             |
| Fireplace         | Yes                                                                              |
| # of Fireplaces   | 1                                                                                |
| Fireplaces        | Gas, Living Room                                                                 |
| Has Basement      | Yes                                                                              |
| Basement          | Full, Unfinished, Walk-Out                                                       |

### Exterior

|                   |                                                                       |
|-------------------|-----------------------------------------------------------------------|
| Exterior Features | Garden, Barbecue                                                      |
| Lot Description   | Back Yard, Front Yard, Lawn, Rectangular Lot, Street Lighting, Treed, |



|              |                     |
|--------------|---------------------|
|              | Views               |
| Roof         | Asphalt Shingle     |
| Construction | Stone, Vinyl Siding |
| Foundation   | Poured Concrete     |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 10th, 2025 |
| Days on Market | 24                |
| Zoning         | R-2               |

### **Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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