

# \$819,900 - 112 Rainbow Falls Passage, Chestermere

MLS® #A2202606

**\$819,900**

5 Bedroom, 4.00 Bathroom, 2,469 sqft  
Residential on 0.12 Acres

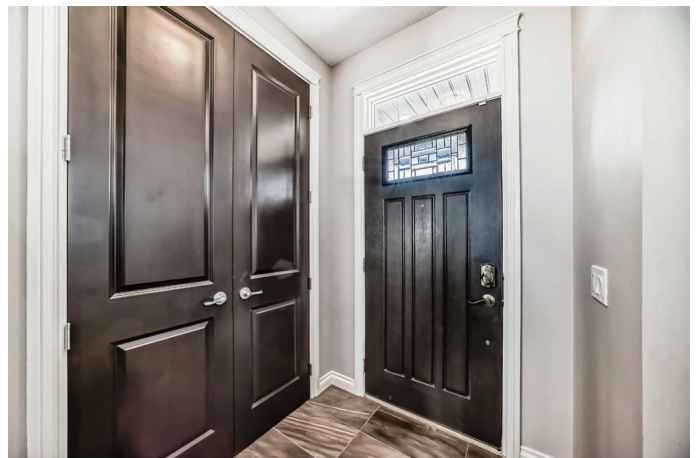
Rainbow Falls, Chestermere, Alberta

This stunning 5-bedroom home (with a flex room convertible to a 6th) exudes LUXURY and timeless elegance, offering over 3,300 sq. ft. of impeccably designed living space. From the EXPOSED AGGREGATE driveway and GEMSTONE exterior lighting to the rich HARDWOOD floors, soaring 9' CEILINGS, and grand 8' doors, every detail is crafted for sophistication.

The chef's kitchen is a masterpiece, featuring an oversized GRANITE ISLAND and countertops, GAS COOKTOP, DOUBLE WALL OVENS, a BEVERAGE FRIDGE, and a walk-through PANTRY that leads seamlessly to the MUDROOM. The open-concept living room, anchored by a sleek gas FIREPLACE, is perfect for elegant entertaining or relaxed family gatherings.

Upstairs, you'll find FOUR spacious bedrooms, including a lavish primary suite with a serene SITTING AREA, a SPA-INSPIRED ensuite with a deep SOAKER tub, DOUBLE VANITY, WALK-IN shower, and generous WALK-IN CLOSET. An upper-floor LAUNDRY ROOM and a stylish 4-piece bath provide convenience for the whole family.

The fully finished basement extends your living space with a massive family/media room (projector-ready), a 5th BEDROOM, and a chic 3-piece bath. Outside, enjoy a private, low-maintenance backyard with premium TURF, a spacious deck, and a storage shed—ideal for effortless outdoor living. Additional features include a TRIPLE



ATTACHED GARAGE, CENTRAL A/C, double furnaces, HOT WATER ON DEMAND, and custom railings. Beyond the home itself, the LOCATION is second to none - just a 7-minute walk from the LAKE, scenic walking paths, schools, and local shops, this home blends luxury and lifestyle seamlessly. This isn't just a house it's where memories are made, and life's best moments unfold. Don't miss your chance to call it home"book your private showing today!

Built in 2015

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2202606    |
| Price          | \$819,900   |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,469       |
| Acres          | 0.12        |
| Year Built     | 2015        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                           |
|-------------|---------------------------|
| Address     | 112 Rainbow Falls Passage |
| Subdivision | Rainbow Falls             |
| City        | Chestermere               |
| County      | Chestermere               |
| Province    | Alberta                   |
| Postal Code | T1X0S9                    |

**Amenities**

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

## Interior

|                   |                                                                                                                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Central Vacuum, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Tankless Hot Water, Walk-In Closet(s)                                      |
| Appliances        | Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Garburator, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Double Oven, Wine Refrigerator |
| Heating           | Forced Air, Natural Gas                                                                                                                                                                              |
| Cooling           | Central Air                                                                                                                                                                                          |
| Fireplace         | Yes                                                                                                                                                                                                  |
| # of Fireplaces   | 1                                                                                                                                                                                                    |
| Fireplaces        | Gas, Living Room                                                                                                                                                                                     |
| Has Basement      | Yes                                                                                                                                                                                                  |
| Basement          | Finished, Full                                                                                                                                                                                       |

## Exterior

|                   |                                                       |
|-------------------|-------------------------------------------------------|
| Exterior Features | BBQ gas line                                          |
| Lot Description   | Back Yard, Low Maintenance Landscape, Rectangular Lot |
| Roof              | Asphalt Shingle                                       |
| Construction      | Stone, Vinyl Siding, Wood Frame                       |
| Foundation        | Poured Concrete                                       |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 20th, 2025 |
| Days on Market | 29               |
| Zoning         | R-1              |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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