# \$799,900 - 112 Rainbow Falls Passage, Chestermere

MLS® #A2218804

# \$799,900

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

Rainbow Falls, Chestermere, Alberta

Refined Luxury, Designed for the Way Families Truly Live.

Welcome to a home that truly understands how you liveâ€"and how you want to feel while doing it. This beautifully curated 5-bedroom residence offers over 3,300 sq. ft. of thoughtfully designed space where elegance and ease go hand in hand.

Here, every detail has been considered for the rhythm of modern family life. A versatile bonus room gives you the flexibility to growâ€"whether you need a 6th bedroom, a home office, or a bright, happy playroom. It's not just a floor plan. It's a space that adapts to you.

Step inside and let the sense of arrival wash over you: soaring 9' ceilings, rich HARDWOOD FLOORING underfoot, and stately 8' doors that create an airy, elevated feeling throughout. The heart of the home is a chef-inspired kitchen made for connectionâ€"gather around the large GRANITE ISLAND, enjoy meals from the GAS COOKTOP and DOUBLE WALL OVENS, and move easily through the walk-through pantry into a mudroom designed to keep life beautifully organized.

The sunlit living roomâ€"with its sleek gas fireplaceâ€"invites cozy evenings, shared laughter, and unforgettable memories. It's







where your family comes together.

Upstairs, FOUR generous BEDROOMS offer space for everyone, while the primary suite is a true retreat with a PRIVATE LOUNGE, a spa-inspired ensuite (soaker tub, double vanity, walk-in shower), and a spacious walk-in closet. A well-placed laundry room and stylish 4-piece bath round out the upper level with everyday ease.

Downstairs, the fully finished lower level is where fun meets functionâ€"movie nights, teenage hangouts, or space for out-of-town guests. With a large family/media room (projector-ready!), a 5th BEDROOM, and a full bathroom, it's ready to evolve with you.

Outside, your private, LOW-MAINTENANCE backyard is designed for real lifeâ€"artificial TURF means less upkeep, more play. A spacious deck sets the stage for summer BBQs and relaxed evenings under the stars. Even the storage shed adds thoughtful convenience.

And because your lifestyle deserves the best, you'II enjoy a TRIPLE ATTACHED GARAGE, CENTRAL A/C, hot water on demand, double furnaces, designer railings, GEMSTONE exterior lighting, and an EXPOSED AGGREGATE drivewayâ€"all the comforts that make a house feel like home.

Set just a short walk from the lake, and surrounded by scenic walking paths, schools, and everything your family needsâ€"this isn't just a home. It's the backdrop for your most meaningful moments.

Because where you live should reflect who you are, how you live, and what matters most.

### **Essential Information**

MLS® # A2218804 Price \$799,900

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, Double Oven, Dryer,

Garage Control(s), Garburator, Gas Cooktop, Microwave, Range Hood,

Refrigerator, Washer, Window Coverings, 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 May 8th, 2025

Days on Market 6
Zoning R-1

# **Listing Details**

Listing Office eXp Realty

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